

RESOURCE CENTER SENIOR HOUSING



**Current design concept*



“I came out in 1992. Since that time, I have discovered that, as a community, we have had to look after our own. We are stronger together.”

-Resource Center THRIVE participant



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THE NEED

Society's view and acceptance of lesbian, gay, bisexual, transgender and queer/questioning (LGBTQ) people is changing. However, for older adults, the fear and social stigma they have experienced has disrupted their lives, their connections with their families of origin, their lifetime earnings and their opportunities to save for retirement. Additionally, the added stress of dealing with decades of discrimination renders LGBTQ older adults at risk of physical and mental illness and other conditions, such as chronic diseases, depression, disability, poor nutrition, high premature mortality and social isolation. According to Dallas City Council's Comprehensive Housing Policy, Dallas faces a shortage of about 20,000 affordable housing units.



There is a 20,000-unit shortage of affordable homes and apartments, and market-rate housing is being built twice as fast as housing for low-income residents.



The North Texas community is home to approximately 13,246 LGBTQ seniors, with that number expected to double in the next ten years.



A survey conducted by the Coalition for Aging LGBT reported that the most pressing and urgent need for the aging LGBTQ population in North Texas was the need for transitional/senior living facilities providing respectful, appropriate care.



76% of LGBTQ Americans, age 45+, are concerned about having adequate family and/or social support to rely on as they age.

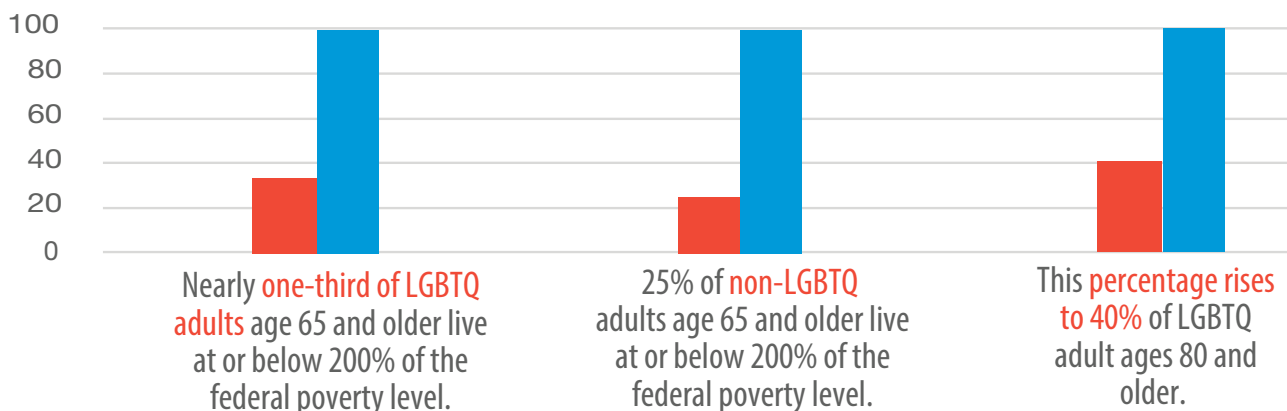


Statewide laws in Texas offer no protections from discrimination based on sexual orientation, gender identity or gender expression in areas such as employment, housing, and public accommodations.



There are more than 2.7 million LGBTQ adults ages 50+ living in communities across the country. LGBTQ older adults are twice as likely to live alone as non-LGBTQ adults and often face social isolation and vulnerability.

The cumulative impact of discrimination over a lifetime is that LGBTQ older adults are at increased risk for poverty.



THE VISION

To meet the growing demand for care and services for the aging LGBTQ population in the Dallas community, Resource Center (the Center) has launched a \$4M capital campaign for the construction of an LGBTQ-friendly affordable senior housing facility. Through providing seniors with affirming opportunities for socialization, recreation, and emotional support, the Center's vision is to transform the way LGBTQ older adults live, access services, and develop community support for generations to come. In order to achieve this imperative goal, the Center has partnered with developer Matthews Southwest to construct an 84-unit building open to all. Located just north of Inwood Road in Dallas' Oak Lawn neighborhood, the 2 acre site has excellent access to services and transportation, including the Inwood Road DART Station. The powerful LGBTQ history of Oak Lawn offers the project an appropriate, significant, and beautiful location while honoring the contributions of LGBTQ seniors.



“This project transcends simply providing housing to an underserved population. This will be housing as a community, not a commodity. Decades of discrimination against LGBTQ adults have led to poorer health, less access to financial resources and higher rates of depression and social isolation. Resource Center’s LGBTQ-affirming affordable housing will pair health and wellness opportunities with a safe and culturally competent living environment.”

-Resource Center CEO Cece Cox



Constructing this facility will allow the Center to provide safe, culturally competent care in a setting where LGBTQ seniors and allies can age in place comfortably at an affordable price.



The Center will model the LGBTQ senior housing development using innovative strategies and best practices from eight LGBTQ-affirming senior housing developments in six cities from across the country.



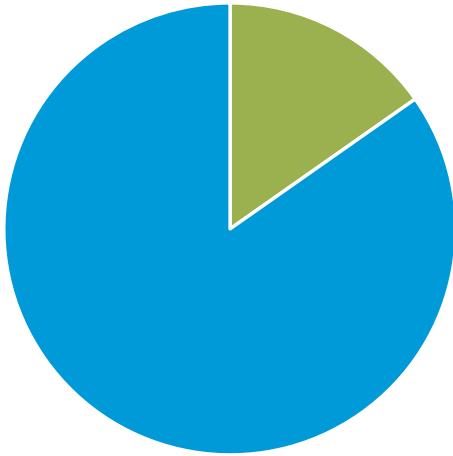
By 2050, the number of adults 65 and older in North Texas is expected to triple, thus compounding Dallas' affordable housing shortage.

WHY RESOURCE CENTER?

As a trusted and pioneering leader in the LGBTQ community, the Center has offered senior-focused programming and services since 2007. In 2013, the Center resolved to increase the size and scope of THRIVE, the only LGBTQ community program for older adults. THRIVE'S programming is intended to combat issues facing LGBTQ seniors, such as social isolation and depression. Through community involvement and engagement, THRIVE actively creates a sense of belonging and camaraderie for participants. The Center's extensive experience in improving seniors' mental, physical, and emotional health positions it to provide this visionary LGBTQ-friendly affordable housing development.

THRIVE provides the following opportunities for LGBTQ seniors:

- Annual special events (Senior Prom, Annual Holiday Party) and Monthly Mixers
- LGBTQ-focused mental health and substance use counseling for adults
- Behavioral Health counseling services are available for adults in either individual, group or family settings
- Building coalitions among existing senior service agencies, social service providers, health professionals, hospitals and organizations that offer care for aging people



When polled, **82%** of THRIVE participants stated that either they or someone they knew would benefit from LGBTQ-friendly affordable housing.

REQUEST FOR PRESENTATIONS, MEETINGS OR INTERVIEWS

To request an informational meeting, please contact Keller Fields at kfields@myresourcecenter.org or call 214-521-5124.

MISSION

Resource Center is a trusted leader that empowers the lesbian, gay, bisexual, transgender, and queer/questioning (LGBTQ) communities and all people affected by HIV through improving health and wellness, strengthening families and communities and providing transformative education and advocacy.

CONTACT

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myresourcecenter.org/capitalcampaign



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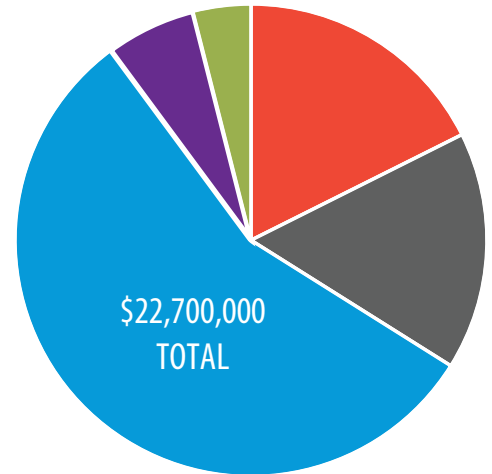
BUDGET

To bring this project to fruition, the Center seeks generous support for an affordable senior housing development that will ensure North Texas LGBTQ older adults have access to a safe, affordable, inclusive and welcoming community to call home.

For 37 years, Resource Center has worked tirelessly to improve and enrich lives in North Texas. As the preeminent LGBTQ community center in Texas, and the only one located in Dallas, the Center has the experience and resolve needed to address the lack of affordable LGBTQ-friendly senior housing in Dallas.

ESTIMATED PROJECT COSTS

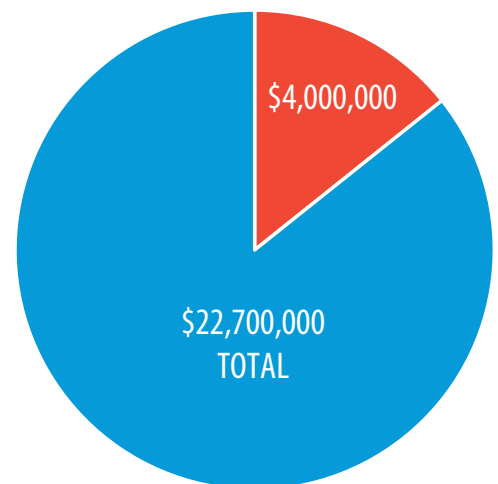
Land Acquisition	\$ 4,000,000
Design & Other Soft Costs	\$ 3,700,000
Construction	\$ 12,700,000
Financing Costs	\$ 1,400,000
Reserves	\$ 900,000
TOTAL DEVELOPMENT COST	\$ 22,700,000



ESTIMATED PROJECT REVENUE SOURCES FOR PROJECT BALANCE

Resource Center will raise \$4M through a capital campaign, and expects to secure the balance of project costs through the following:

- City of Dallas
- Texas Department of Housing & Community Affairs
- Low-Income Housing Tax Credit Program
- Private Mortgage Financing



myresourcecenter.org/capitalcampaign



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GIFT CHART

In the wake of COVID-19, the need to address health and economic disparities is even more urgent. The Center plans on approaching many donors from individuals, foundations and corporations in order to achieve its \$4,000,000 goal. The below chart is a breakdown of the number of prospective donors the Center will ask to contribute to the campaign, the anticipated gifts that will occur from those donors and the value of the asks, multiplied to reflect the monetary goal.

# OF PROSPECTS	# OF GIFTS	GIFT AMOUNT	TOTAL
5	3	\$500,000	\$1,500,000
4	2	\$250,000	\$500,000
8	4	\$150,000	\$600,000
16	8	\$75,000	\$600,000
24	12	\$25,000	\$300,000
32	16	\$10,000	\$160,000
48	24	\$5,000	\$120,000
80	40	\$1,000	\$40,000
Numerous gifts			\$180,000
217+		 TOTAL = \$4,000,000	

WHY NOW?

In the wake of COVID-19, the need to address health and economic disparities is even more urgent. According to a 2020 briefing issued by the Human Rights Campaign (HRC), the impact of coronavirus places LGBTQ adults at heightened risk of these complications due to their experiences with poverty and unique medical challenges. This rings especially true for those who are most marginalized, including older adults. Responses to COVID-19 must consider the specific problems faced by older LGBTQ adults, such as struggling to access care and satisfying basic needs in social isolation. With a global pandemic exacerbating the issues already faced by LGBTQ seniors, a safe and affordable housing project is needed now more than ever.

“Have I come this far only to have to go back in the closet? I have always been out and don’t want to be stuck in a place where I couldn’t be myself.”