Serena Worthington is the Director of National Field Initiatives at (SAGE) Services & Advocacy for GLBT Elders, where she oversees the SAGE affiliate network, facilitates state-based policy advocacy on LGBT aging issues and, enhances the capacity of partner organizations across the country to work effectively on behalf of LGBT older people.
Speakers

Dr. Imani Woody | Mary’s House for Older Adults

Dr. Woody is the President and CEO of Mary’s House for Older Adults. She created and leads the organization to support the relational housing needs of LGBT elders and provides strategic leadership, direction, and support of advocacy and educational efforts on specific issues affecting seniors including areas such as health, isolation, retirement security, asset protection, housing, and livable communities.
Dr. Ann Robison | The Montrose Center

In 1988, Ann Robison was hired to lead the 13-person behavioral health organization known then as Montrose Counseling Center. Dr. Robison has transformed that small agency with its $385,000 budget to the multi-service LGBT community center that exists today, with an annual budget exceeding $6 million. With her leadership, the Montrose Center has flourished as a first-class LGBT center with a national reputation.
Christopher Kerr | The Montrose Center

Chris holds a Master of Education in counseling psychology from the University of Houston, and has worked in the social services professions for more than 30 years. 16 of those have been with the Montrose Center. Prior to being named Clinical Director, Chris was coordinator of the LIFE, SPRY (Seniors Preparing for Rainbow Years) and Hatch Youth programs at the Center.

Recently, the SPRY program received the Texas Conference on Aging’s 2013 Innovator Award recognizing the Montrose Center’s contribution to the lives of Texas seniors through our “tireless efforts to build a bridge between the traditional aging and the LGBT networks.”
**Tripp Mills | Los Angeles LGBT Center**

Tripp Mills entered the affordable housing industry with the ultimate goal of housing LGBT Seniors before it was considered a reality.

Now with over ten years of experience in the nonprofit affordable housing industry this vision has become reality with the help of the Los Angeles LGBT Center and other organizations.

He served as Director of Resident Services at Hollywood Community Housing and West Hollywood Community Housing Corporation before coming to the Center in 2014.

He is also an original member of Enterprise Resident Services Roundtable and founder of the Shelter Plus Care work group in Los Angeles.
Michael Adams | SAGE

Michael Adams is the Chief Executive Officer of Services and Advocacy for Gay, Lesbian, Bisexual and Transgender Elders (SAGE). SAGE is the oldest and largest organization in the country dedicated to transforming the LGBT aging experience. In partnership with SAGE affiliates countrywide, SAGE serves countless LGBT older people nationally via technical assistance, trainings and services as well as advocacy at every level of government.
Speakers

Britta Larson | Center on Halsted

Britta Larson is the Senior Services Director at Center on Halsted where she is responsible for overseeing the older adult programs and managing the nation’s first homesharing program designed for LGBTQ older adults. Prior to coming to Center on Halsted she worked for 8 years at a senior living community in the areas of social services and marketing. She is a Licensed Nursing Home Administrator and holds a Master's degree in Nonprofit Management from North Park University.
National LGBT Elder Housing Initiative

• Building LGBT elder housing and sharing expertise from such projects;
• Training existing housing facilities to provide housing in an LGBT-welcoming, non-discriminatory manner;
• Changing public policies to clear the way for more LGBT elder housing and bar housing discrimination against LGBT older people;
• Educating LGBT older people in how to look for LGBT-friendly housing and how to exercise their rights; and
• Expanding LGBT-friendly services available in housing sites across the country.
Ingersoll Senior Residences
Fort Greene
145 units
Crotona LGBT Senior Housing
Bronx
82 units
The dmhFund and Pennrose Properties present:

The John C. Anderson Apartments
An LGBT Friendly Community

✓ A $19 million development.
✓ 56 one-bedroom units in a new 6-story structure.
✓ Residents must be 62 years or older and earn less than 60% of Area Mean Income per year.
Funding Sources

- Pennsylvania DCED Grant of $500,000 used as early seed funding
- Philadelphia CDBG/HOME/Trust Fund Grant of $2 million
- State RACP Grant of $6 million
- $11 million in private equity raised through the sale of Low Income Housing Tax Credits.
The first LGBT friendly affordable apartments in the heart of a thriving downtown gayborhood – built with luxury style amenities

6,000 square foot courtyard garden maintained by residents recently won a blue ribbon from the PA Horticultural Society

An active community room with easy access to the garden

A rooftop deck with breathtaking views of the city skyline
Our Partners

✓ Development Partner and Property Manager:
  ✓ Pennrose Properties

✓ Programming and Services offered to residents by:
  ✓ William Way LGBT Community Center
  ✓ ActionAIDS
  ✓ Mazonni Center
  ✓ Philly LGBT Police Liaison Committee
Triangle Square Apartments

The country’s first affordable housing project for LGBT Seniors.
The property was originally part of Hollywood’s redevelopment plan completed in 2007. Originally slated for the Grammy Foundation.
Building was financed with LTCH, CRA, investors and private donations from the LGBT community. No one thought this could be duplicated. McCormack-Baron for profit developer.
104 units, 35% set-aside for HIV+/homeless; 85% LGBT currently
Goals – construction from 2017-2019

- Projected costs approximately $80 million for entire project.
- Capital Campaign is set to raise over $40 million or more than 50%
- LITCH at 9% to finance affordable housing through L.A. Housing Department.
- Back-fill housing with Section 8 programs including HOPWA & VASH for Mk. rate
Anita May Rosenstein Campus

• The Anita May Rosenstein Campus is still in the development stage and will break ground in late 2016-early 2017 with a completion date in 2019 financed by LITCH and New market tax credits for the primary structure.

• The campus will feature 100 units of affordable housing for LGBT Seniors 62+, a dedicated Senior Services Center, youth services including transitional and 35 units of TAY housing (18-24 years old), a shelter for 100 homeless youth, a commercial kitchen with flex space, Center management offices and retail space.

• Land acquisition took 5 years at a cost of $12.7 million for an existing EDD building that was owned by the state of California. Land was bought at a fairly reduced cost. Location was prime as it’s directly across the street from the Center’s Village.

• Biggest challenges are working within all the moving pieces of the organization including space, client parking, budgets, human resources, and capital financing.

This is an Intergenerational Project designed to unite the LGBT Community under one roof.
**Lessons Learned**

• Triangle Square - program design for services will be influenced by the buildings layout, relationship with property management, and rental subsidies if applicable.

• How do we create viable services for our LGBT elders who have experienced trauma and isolation in the context of ‘affordable housing’?

• Lease-up guidelines should be clearly defined in accordance with Fair Housing Laws to maximize the units leased up by LGBT seniors.

• LGBT Cultural Competency for partnering developers, investors, and other entities is encouraged.

• We are housing unique people; is the political will there to support it?
The Montrose Center
There’s No Place Like Home

June 2, 2016
Overview


• Number of units 112 – 28 two bedroom

• 4 stories with community building in front
Services

- Counseling & Case Management
- Group lunches
- Primary care geriatric clinic
- Job resources
- Wellness & fitness equipment & services
- Social & recreational activities
- Computer access
1 & 2 Bedroom Layouts
## Budget

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<th>Private Funding</th>
<th>Public Funding</th>
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<td><strong>TOTAL</strong></td>
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</table>
THANK YOU!

www.montrosecenter.org
713.529.0037
Town Hall Apartments
Overview

• Opened Fall 2014
• 79 units
• Studios and 1 bedrooms
• Minimum age: 55
• Cost: $25 million
  – Funded through a combination of city, state and federal funds
• Rent: 30% of income
  – Rental subsidy provided by vouchers from the Chicago Housing Authority
Demographics

- 65% Male-identified, 32% Female-identified, 3% Transgender
- 60% LGBTQ identified

Special Needs
- 25% Prior experienced homelessness
- 41% report a disability
- 20% HIV +
- 83% have an annual income of less than $15,000
“The best part of living here is being part of a community where people know me and care about me.”

“In some ways life is a continuous process of "coming out" to a new physician, social service agency, neighbors, etc. Here at Town Hall that gets done just once at move-in. The comfort level as a gay person is a really good thing.”
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