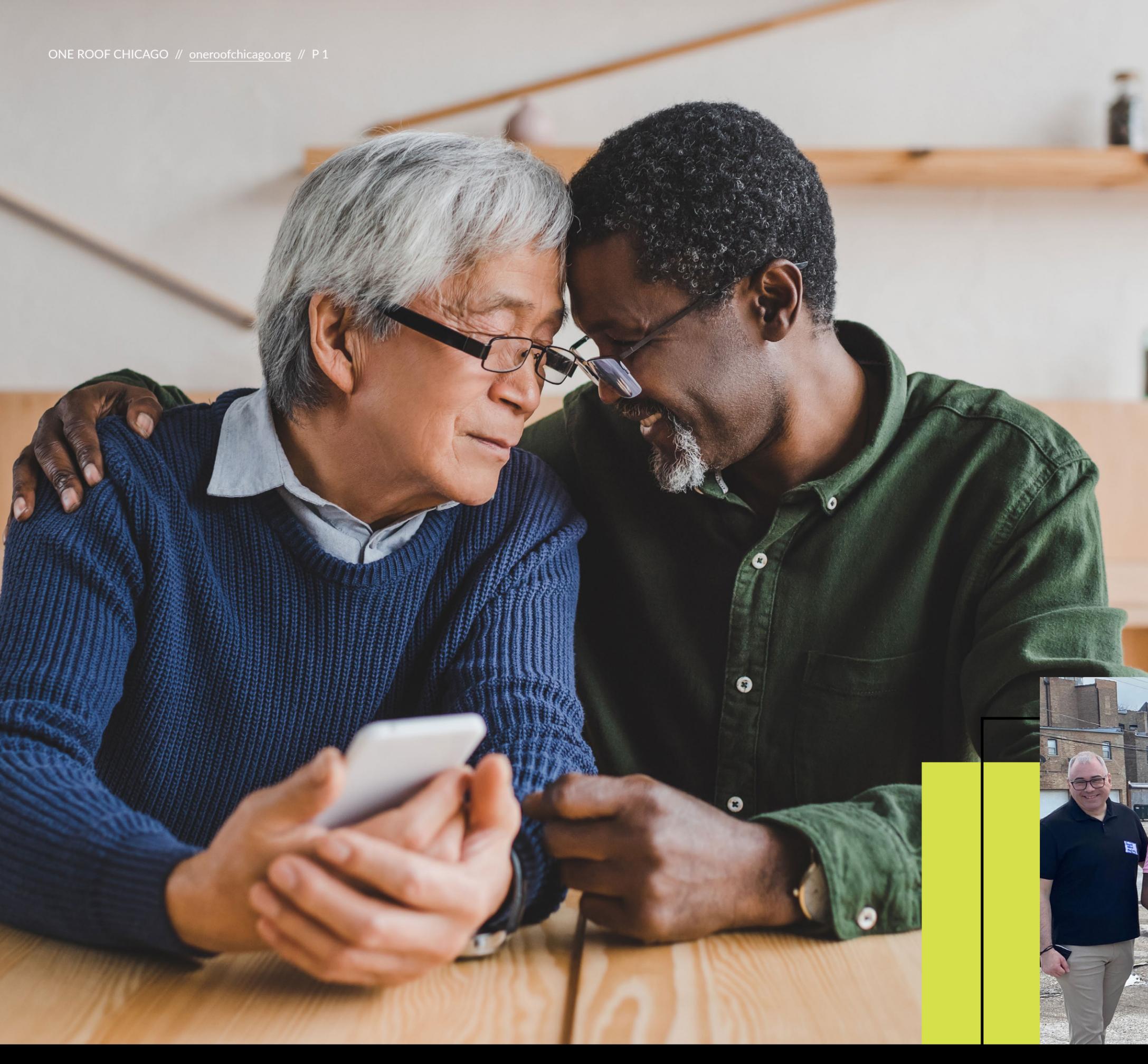




ONE ROOF

CHICAGO

**LGBTQ+ CENTERED COMMUNITY
FOR ELDERNS AND YOUTH**



MISSION AND VISION

OUR VISION

One Roof Chicago is building the foundation in the LGBTQ+ community for safe space and sanctuary, intergenerational connection, respect for our past, and a promise for our future.

OUR MISSION

One Roof Chicago is a transformative initiative to build an LGBTQ+-centered intergenerational community for older adults and young people most in need of affirming housing, meaningful connection, and career development.

VOLUNTEER BOARD OF DIRECTORS

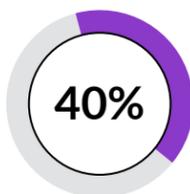


FULFILLING A NEED

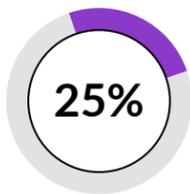
Chicago's LGBTQ+ community is facing pressing needs at both ends of the lifespan: a crisis in youth homelessness, accelerated aging among people living with HIV, and an acute lack of culturally competent support for seniors.

One Roof Chicago (ORC) is addressing these needs through affirming housing through the latter stages of life, career development in eldercare, and meaningful connection across generations.

THE NEED: AFFIRMING HOUSING



LGBTQ+ youth are at more than double the risk of homelessness compared to non-LGBTQ+ peers. **As many as 40% of homeless youth at any given time identify as LGBTQ+.**¹



Nearly a quarter of LGBTQ black youth aged 18-25 experience homelessness. A recent study of LGBTQ homeless youth identifies a "critical" need for new efforts that "integrate safe spaces, rapid and sustained exits from homelessness, positive adult connections, and culturally attuned mental and physical health supports... that recognize and reinforce their strengths and personal agency."²



More than three quarters of LGBTQ+ seniors entering long term care facilities express apprehension about neglect, abuse, or being denied services.³



THE NEED: ELDERCARE WORKFORCE DEVELOPMENT

As the US Baby Boom generation enters old age, there is an imminent dramatic shortage of all types of health care workers, especially those in long-term care settings. **In 2030 this labor shortage may reach over 150,000 workers, more than doubling again by 2040.**⁴

The Chicago Continuum of Care identifies **job training as a key requirement to position housing-insecure youth** for long-term stability.⁵

LGBTQ+ older adults with a diagnosis of dementia or Alzheimer's disease face great difficulty in securing unbiased support from health care and community service providers. This is a stark reality for transgender elders, who are especially vulnerable when seeking assistance with activities of daily living such as bathing and dressing.⁶

The Chicago LGBTQ+ community has identified the lack of culturally responsive and affordable healthcare providers on the West and South Sides as one of their highest priorities.⁷

THE NEED: MEANINGFUL CONNECTION

LGBTQ+ older adults are 3-4x less likely to have children and are twice as likely to age alone. Three quarters are concerned about social support systems to rely on as they age.⁸

LGBTQ+ older adults want to stay connected to younger people through intergenerational programming, services, and friendships, including incorporating intergenerational initiatives in affinity-based housing.⁹

LGBTQ+ young people often have confusing and disruptive relationships with the very adults who are responsible for caring for them. When youth are on the receiving end of support and mentoring from caring adults, they develop motivation to "pay it forward" and give back to others, while youth who lack meaningful social connections face poorer life trajectories as adults.¹⁰

ADDRESSING THE NEED: THREE CORE PILLARS

Founded in 2019, One Roof Chicago is a transformative initiative to build an LGBTQ+-centered intergenerational community for older adults and young people most in need of **affirming housing, meaningful connection, and career development.**

AFFIRMING HOUSING

When individuals from historically marginalized communities are placed at the center, the entire community benefits. One Roof Chicago's physical space and program design will be driven by attention to equity, allowing all residents to participate as their full selves.

We will build up to 100 units of housing centered around the needs of LGBTQ+ young adults impacted by housing insecurity, older adults living with HIV, and LGBTQ+ seniors, with a flexible model of care as residents' needs for assistance change. One Roof Chicago's development partner is Chicago-based Full Circle Communities, a non-profit with a pathbreaking model of providing 75% of their economics to the provision of services for residents. Full Circle owns more than 1,100 units in three states, with another 1,000 approved or under

construction. Full Circle's goal is to make housing a firm foundation for life.

CAREER DEVELOPMENT

At One Roof Chicago, young people will be building a new home together with older adults who have needs for a wide range of support services ranging across the spectrum of eldercare occupations. The ORC model will encourage young people to explore career goals that take full advantage of the opportunities for on-site internships and practicums, with support from educational programs and external employer partners.

ORC will integrate best practices in supportive housing to ensure residents have a solid foundation in life skills and financial stability before leaving the community.

MEANINGFUL CONNECTION

At all life stages, the LGBTQ+ community may face family rejection and bias from caregivers. One Roof Chicago offers meaningful connection through communities of choice. ORC will facilitate intergenerational connections to build social support networks and avenues of cultural exchange and celebration. Our built environment will foster intergenerational connection and universal accessibility, while prioritizing safety and respect for all residents.

At the core of the project is home, a place where LGBTQ+ older adults can age in safety, comfort, and with the knowledge

that they are accepted and celebrated alongside LGBTQ+ young people who will have the security of their own space, along with the resources and mentorship to foster and develop their growth. ORC will be an inclusive environment where residents at both ends of the age spectrum can thrive, surrounded by community and supported by care providers.



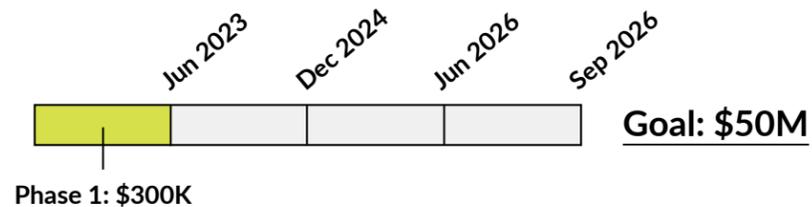
FOUR PHASES OF DEVELOPMENT

One Roof Chicago is an ambitious project that will take multiple years, multiple partnerships, a variety of revenue sources, and an efficient and effective team pushing the initiative forward.

Total capital expenses are \$50M, spanning four phases of development.

PHASE 1: FEASIBILITY ANALYSIS

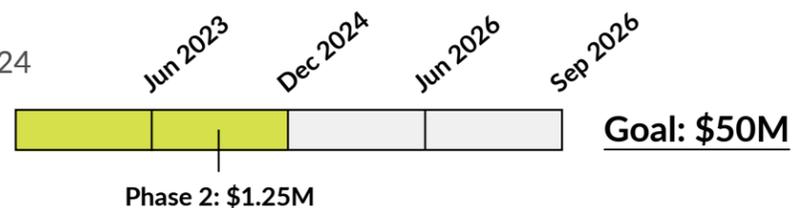
Timeline: Through June 2023
Goal: \$300K
Progress toward goal: \$150K
Need to secure: \$150K



During this phase, One Roof Chicago is establishing relationships with key partners to confirm the feasibility of the entire project. ORC has an LOI with Full Circle Communities as our development partner; WJW will be the project architect. In 2022, ORC will secure site control of a property and finalize key partnerships for co-located service providers and community partners.

PHASE 2: FINANCING

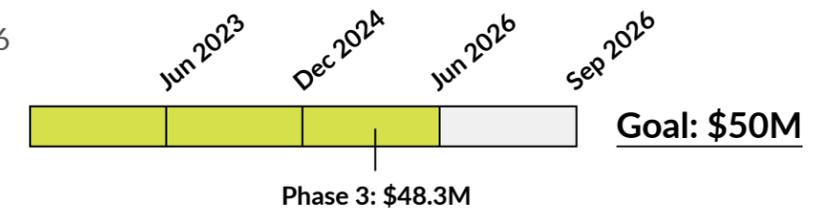
Timeline: June 2023 - December 2024
Goal: \$1.25M
Progress toward goal: \$0
Need to secure: \$1.25M



During this phase, One Roof Chicago must complete the application process for key financing such as Low Income Housing Tax Credits (LIHTC). Anticipated pre-construction costs include environmental impact report, architectural plans, legal fees, and related expenses.

PHASE 3: CONSTRUCTION

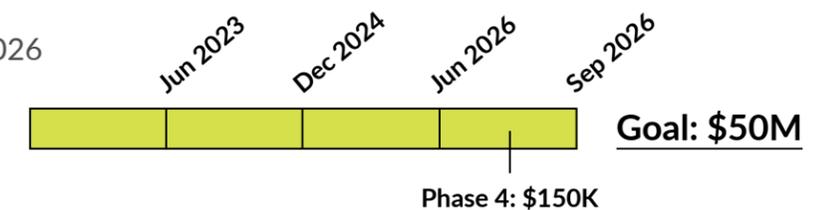
Timeline: January 2025 - June 2026
Goal: \$48.3M
Progress toward goal: \$0
Need to secure: \$48.3M



The above number encompasses construction costs to build 100 housing units on an 18-month timeline.

PHASE 4: MARKETING AND LEASE-UP

Timeline: July 2026 - September 2026
Goal: \$150k
Progress toward goal: \$0
Need to secure: \$150k



Marketing and community outreach to recruit residents who will be active and engaged participants in the One Roof Chicago vision.

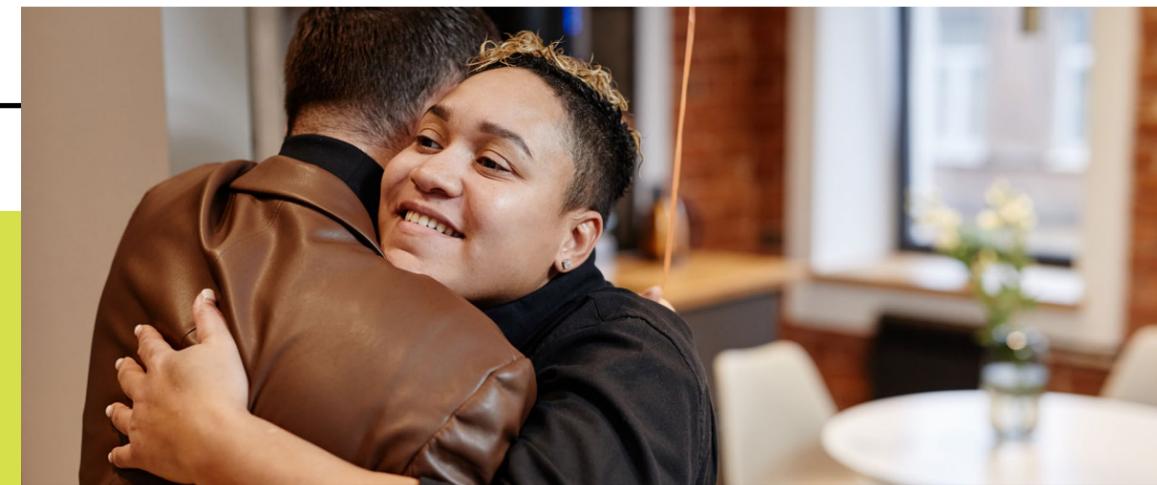
AN INVITATION

ORC invites you to be a part of this major initiative, ensuring that ORC not only begins on solid ground but moves forward through financing, construction, and final lease-up.

HOW YOU CAN HELP BRING THIS VISION TO LIFE

- We have raised \$150,000 in 2021-22 to maintain operations and build ORC's community outreach, visibility, and support among key stakeholders. We will need to secure an additional \$150,000 from individuals and private foundations by the 1st quarter of 2023 to enable us to hire staff, complete feasibility analysis, and prepare for the financing stage of the project.
- We will need to raise \$1.25M in 2023-2024 to cover legal, architectural, and technical fees associated with pre-development and the application process for Low Income Housing Tax Credits (LIHTC). During this phase, we will finalize the major financial commitments to move forward into construction.
- ORC construction costs will be approximately \$48.3M, with commitments in hand by January 2025. We are seeking a total of \$18.3M in funding from corporations, corporate foundations, private foundations, and individuals, while anticipating \$30M from LIHTC. Funds not secured via direct support will need to be financed at competitive market rates, creating a long-term debt burden for the project.
- We anticipate raising \$150,000 for post-construction outreach and marketing, primarily to effectively lease all units and lift key programs off the ground.

YOU have the power to make One Roof Chicago a reality. Not only will ORC deeply impact hundreds of lives in Chicagoland, we are showing how an intergenerational model can meet the needs of the LGBTQ+ community and be widely adopted by other cities.



Endnotes: ¹ Chapin Hall 2018, ² Chapin Hall 2018, ³ Clinical Gerontologist 2021, ⁴ Osterman 2017, ⁵ Continuum of Care 2018, ⁶ SAGE/Alzheimer's Association 2019, ⁷ Morten Group 2019, ⁸ AARP 2018, ⁹ Pride Action Tank 2017, ¹⁰ Stanford Center on Longevity 2016



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One Roof Chicago is a 501(c)(3) non-profit organization
incorporated in the state of Illinois.

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