Detailed Project Description

LGBT2SQ+ older adults have faced a lifetime of systemic discrimination based on their sexual orientation and gender identities. Many LGBT2SQ+ seniors live in secrecy, hiding their identities and intimate relationships. This, coupled with the fact that we are less likely to have children, puts us at greater risk of social isolation. We want to build a safer place for our older adults to age as their true and authentic selves.

Thanks to a grant from the Winnipeg Foundation we have secured $25 000 of the $50 000 required to undertake a feasibility study. In October, 2016 Rainbow Resource Centre, Basarab Architecture, and IdeaXchange facilitated two consultations with LGBT2SQ+ community members (report enclosed). 34 participants in these discussions supported the development of LGBT2SQ+ 55+ housing and showed their commitment to see the project through. A committee of older adults and community members continues meeting with local officials, holding additional community forums and consultations, and are eager to begin a capital campaign. This response demonstrates a grassroots, community driven response to a community need.

In both discussions participants asked to have the Rainbow Resource Centre be part of a housing complex. Co-locating the Centre with seniors housing allows easy access to Centre programming for seniors, allows opportunities for intergenerational dialogue, and ensures that we will not compete for capital funds within the same community or duplicate services. We cannot begin such a project until we know it is feasible. A feasibility study will allow us to begin developing a capital campaign relative to the study findings. In discussions with Councillor Jenny Gerbasi and Members of Parliament Randy Boissonnault and Dan Vandal we heard of potential housing commitments and opportunities from all levels of government and want to be prepared as those opportunities become available.

With the funds received to date Basarab Architecture, and IdeaXchange, has begun work with the Positive Spaces Committee and Board of Rainbow Resource. With your additional support we hope to complete the study over the next 6-9 months to develop a strategic approach to address the overall model, financing, affordability, location, size and costs of a new LGBT2SQ+ community centre including housing with a focus on diverse LGBT2SQ+ seniors housing. More specifically, the study will provide an overview of the project in terms of:

- Viability.
- Preferred Space Program.
- Size.
- Potential Site(s).
- Zoning, Energy and Building Code Compliance.
- Conceptual site plan, floor plan, and sections that support project understanding and costing.
- Construction Costs at a Class 5 Level.
- Project Budget and Funding Strategy.

November 14, 2016

LGBT2SQ+ 55+ Housing Initiative
Community Screening of *GEN SILENT* + Discussion

Basarab Architecture inc

Idea

LGBT2SQ+ 55+ Housing Initiative

Community Screening of *GEN SILENT* + Discussion

Hosted By:

Basarab Architecture Inc
4B-430 River Avenue
Winnipeg, MB R3L 0C6

IdeaXchange
38 Kingston Row
Winnipeg, MB R2M 0S6
www.ideaxchange.ca

Rainbow Resource Centre
170 Scott Street
Winnipeg, MB R3L 0L3
www.rainbowresourcecentre.org

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Photos by Mike Pratt Photography
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www.mprattphoto.com/

Executive Summary

The LGBT2SQ+ community has made enormous strides in Canada but universal acceptance has not yet been achieved. Aging represents another stage of social change and members of the LGBT2SQ+ community may have limited choices and face discrimination as they transition to new housing, communities and social groups.

The LGBT2SQ+ 55+ Housing Initiative was initiated by Basarab Architecture Inc. and IdeaXchange to ask "How can we develop affordable, safe and comfortable housing options for LGBT2SQ+ older adults that respect individual privacy and autonomy while creating supportive communities?"

On October 20, 2016, Basarab Architecture Inc, IdeaXchange and Rainbow Resource Centre partnered to screen the documentary *GEN SILENT* and host a discussion on LGBT2SQ+ 55+ housing. An afternoon and evening session were organized and promoted widely through the Rainbow Resource Centre's Facebook groups and email newsletter distribution which reaches 1,300 email addresses. Please see the appendix for a copy of the newsletters.

In total, 32 participants, largely from within the LGBT2SQ+ community participated in the sessions. Attendance at the afternoon session was 14 individuals plus Roberta Bishop of Rainbow Resource Centre, Ron Basarab of Basarab Architecture Inc and Sandra Sawatzky of IdeaXchange. The evening session attracted an additional 18 individuals plus the same three hosts.





The sessions were held at Rainbow Resource Centre at 170 Scott Avenue in the Qube multi-purpose space. Rainbow Resource Centre had acquired the rights to publicly show the Stu Maddux documentary *GEN SILENT* and both sessions started off with a screening of the film. A consistent format was used to organize both sessions:

Welcome + Introductions

GEN SILENT Screening

Sharing Initial Thoughts + Reactions with Neighbours

Break

Hopes + Fears Exercise

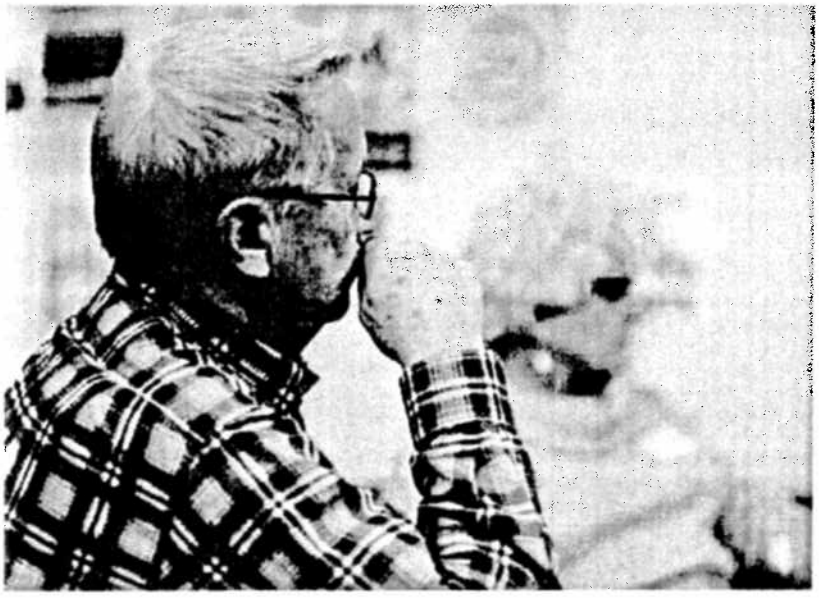
Small Group Discussions + Reporting Back

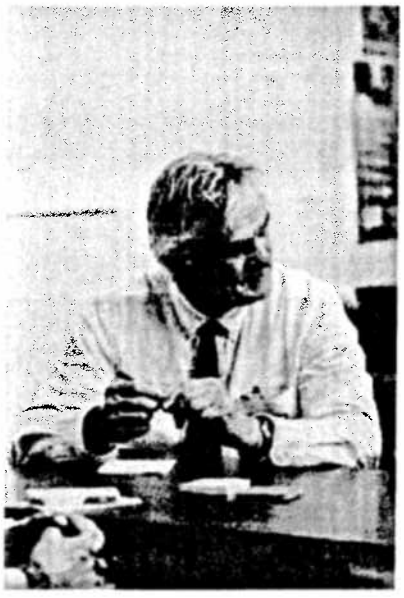
1. How do you see retirement and the years that follow? What types of activities, services and amenities will be important to you?
2. What comes to mind when we talk about seniors or 55+ housing?
3. What would make an LGBT2SQ+ housing development a success? What would make it a failure?

Wrap Up + Concluding Remarks

The response to the sessions verified that the local Winnipeg LGBT2SQ+ community recognizes parallels between themselves and the individual challenges featured in the film *GEN SILENT.* Additionally, at both sessions, there appeared to be support for the idea of 55+ housing that specifically addresses the needs of LGBT2SQ+ community.

The specific responses from both the afternoon and evening sessions have been recorded in the following section of this document. The evening session was also documented using photography with the images inserted throughout this document.





The tone of the afternoon session was heavily focused on the current state of housing and care options with several participants having strong emotional reactions due to the challenges they are experiencing as they support family members, themselves or friends and neighbours who are aging.

The responses from the evening session also addressed the current state but went further in setting a progressive tone focused on a future vision for care and housing of older adults in the LGBT2SQ+ community. The evening concluded with participants self-initiating a show of hands for;

> *"Who wants to live in the housing discussed tonight? Who is willing to work on developing these ideas?"*

The response to both questions from the floor was a flurry of outstretched arms as the majority of participants showed their support.

The sessions confirmed to the host organizations of Rainbow Resource Centre, IdeaXchange and Basarab Architecture Inc, that there is sufficient interest and capacity within the local LGBT2SQ+ community to support moving forward with a 55+ housing initiative. The responses also demonstrated that a grassroots, community driven solution is integral to responding to this challenge. The power of community, self determination and collaborative effort will drive the success of an LGBT2SQ+ 55+ housing initiative.



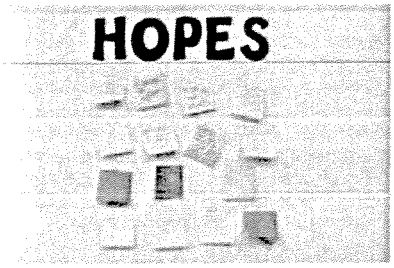


Results

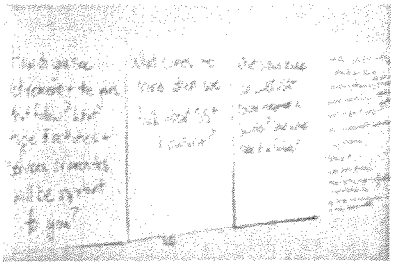
Both Sessions Combined, Hopes + Fears Exercise:

Throughout the sessions, participants were encouraged to capture on a sticky note, any hopes or fears/concerns they might have about: the event; the process; 55+ housing; or aging. The notes from both sessions were posted on the wall and debriefed. The notes have been transcribed (exactly as written) below.

Hopes	Fears
Not to be taken for granted	Not being connected to the LGBTQ community
LGBT "small town" nursing home – people know each other (or in the cultural community, Francophone, Ukrainian)	Are there facilities that cater to the LGBTQ community in Winnipeg?
Always be active in the LGBTQ2S+ community	Bad homecare
Build community + new ways to be together across generations (build housing with daycare &/or college students who can help with care)	As a gay man who's NEVER "been with" a woman, the prospect of having women wash my genitals when incontinent in a care home is frightening
Contribute to building a more sustainable world – share cars, tools, etc.	Not having anyone who wants to listen or communicate with me
To have a sense of family / community	To be denied my full self
To be able to be fully as everything I am	To be alone and incapacitated
Be close to medical care	Going back into the closet
To be well supported	Isolation
Group insurance that's built into the rent?	Dying alone
Community helping the community	Living far away from family
Opportunity to share knowledge, skills & community	Too institutionalized a setting
To be able to accept	Challenges of caring for aging family
To always be curious	
A place with light and nature and a door to outside space	
Live surrounded by friends and friendly neighbours	
Opportunities for inter-generational dialogue	
Acceptance in the community	







Afternoon Session 1:30 – 4:30 pm, Small Groups Discussion:

1. **How do you see retirement and the years that follow? What types of activities, services and amenities will be important to you?**
    - Access to medical
    - Social interaction
    - Space for visitors
    - Access to transportation
    - Walkability
    - Comfortable physical scale is important
    - Overall size and number of units is a consideration
    - Physical activity and exercise
    - Making new friends
    - Inclusion of pets
    - Community living and being around others
    - Can we refuse non LGBT2SQ+ residents or is that reverse discrimination?
    - Travel, although concerned about rising costs of medical insurance and overall costs of travelling as a single versus a couple

2. **What comes to mind when we talk about seniors or 55+ housing?**
    - Multi-unit
    - Accessible
    - May not be exclusively for seniors
    - Concerns about loneliness
    - Going back in the closet
    - Concerns about affordability (especially for low income and singles)
    - Downsizing and reducing the number of belongings
    - Concern about becoming an easy 'mark' or target for discrimination or attack





3. **What would make an LGBT2SQ+ housing development a success? What would make it a failure?**

Success	Failure
Good homecare	Improperly trained staff
Activities that people enjoy	Conflicts within the community
Residents have a say (resident council)	Too large of range in physical or cognitive abilities
Intergenerational? Option to include younger adults or youth at risk?	Lack of access to outside spaces and greenspace
Emotional safety	Poor construction
Physical safety	
Flexibility and adaptability of space	
Encourage and support individuality and autonomy	
Proximity to groceries and services	
Support 'aging-in-place'	
Adaptable for varying physical and cognitive abilities	
Not having to move as needs change	
Support varying levels of care (Continuing Care Retirement Community – CCRC)	
Proximity to medical and emergent care	
Accessible	
Affordable	
Security of personal belongings	
Knowledgeable professionals and service providers familiar with LGBT concerns	





Evening Session 6:30 – 9:30 pm, Small Groups Discussion:

1. **How do you see retirement and the years that follow? What types of activities, services and amenities will be important to you?**
    - Maintaining quality of life
    - Maintain individuality, autonomy and ability to be authentic
    - Staying active – physically, mentally and socially
    - Independence
    - Self-sufficient
    - Visitors
    - Downsizing
    - Pets
    - Gardening
    - Community
    - All the 'stuff' we didn't have time for while working
    - Affordable
    - Safe
    - Barrier-free
    - Accessible
    - Aging-in-place
    - Storage (can be shared but needs to be adequate ie. outdoor sporting equipment)
    - Need for support – loneliness, fear, family
    - Future proofing
    - Concerns about health insurance
    - Nursing and care-givers (in-home)
    - Time 'speeding-up'
    - Proximity to medical and emergent care
    - Storage and space for medical equipment
    - Appropriate private and public spaces
    - Need for advocate and/or liaison with MB Human Rights Commission (vulnerable populations, lack of family support)

2. **What comes to mind when we talk about seniors or 55+ housing?**
    - Cold
    - Institutional
    - Blah
    - Concrete box on a busy street
    - No outdoor space
    - Isolated
    - Multi-unit
    - Settling for less
    - Lots of community
    - Freedom to be as involved as you choose
    - Community spaces and gardens
    - Meal program
    - Tomb-like with a lack of activity/life
    - Lack of options (especially for government housing where a single person = bachelor suite)
    - Assumption of affluence
    - Concern that units which may be affordable or insufficient
    - Decreased quality of life
    - Less activity or travel
    - Loss of individuality or autonomy
    - No ability for self-advocacy or a shortage of advocates
    - Smaller spaces
    - Different options based on affordability
    - Concern about development fees
    - Less noise – no babies or loud parties
    - Concern that life lease model is becoming unaffordable





3. **What would make an LGBT2SQ+ housing development a success? What would make it a failure?***

* One group took failure completely 'off the table" and indicated it was not an option.

Success	Failure
Having a mix of incomes is important	Lack of affordability
Welcoming to the whole spectrum, allies, friends and different ethnicities	Lack of diversity
Community helping community	Poor management
Residents and staff are LGBT	People are mistreated
Embraces natural elements	Poor reputation
Support the ability to be ourselves to the end of life	Residents returning to the closet
Location	Homophobic
Community councillors	Toxic environment
OOHC [Our Own Health Clinic?]	Poor physical location
Importance of screening all staff – should be LGBT or allies	'Hoighty toighty' staff
Greenspaces and gardens	Discrimination
Environmentally friendly	Too small with a limited number of units
Possibility of having university students who also live in the community and assist with care (look at Northern European precedents)	Owned by a private conglomerate
Pet friendly	Bickering among residents
Should be a co-op or individually/tenant owned. Not publicly or privately funded	
Security	
Supports for conflict resolution	
Knowledgeable professionals and service providers familiar with LGBT concerns	
Accepting of LGBT allies	
Small community in a few blocks and homes (neighbourhood)	
Outside of the city	
Variety of housing models	
Shuttles to nearby medical	
Mix of affordability	
Common spaces and gardens	
Quality of the staff	
Nimble, flexible design	
Dynamic and able to evolve as future generations arrive	
Financial resilient and self-sustaining	

Appendix: Rainbow Resource Newsletters

Join us for some conversation



Gen Silent Film Screening and Public Discussion on LGBT2SQ+ 55± Housing in Winnipeg

We will be hosting two showings of the film Gen Silent, then follow the showings with a community discussion on LGBT2SQ+ 55± housing in Winnipeg.

The two showing/discussion times are:
Thursday, October 20, 1:30 - 4:30
Thursday, October 20, 6:30 - 9:30

This even is free of charge (but donations are gratefully accepted) and will be hosted at the Rainbow Resource Centre (170 Scott Street). There is no registration required.

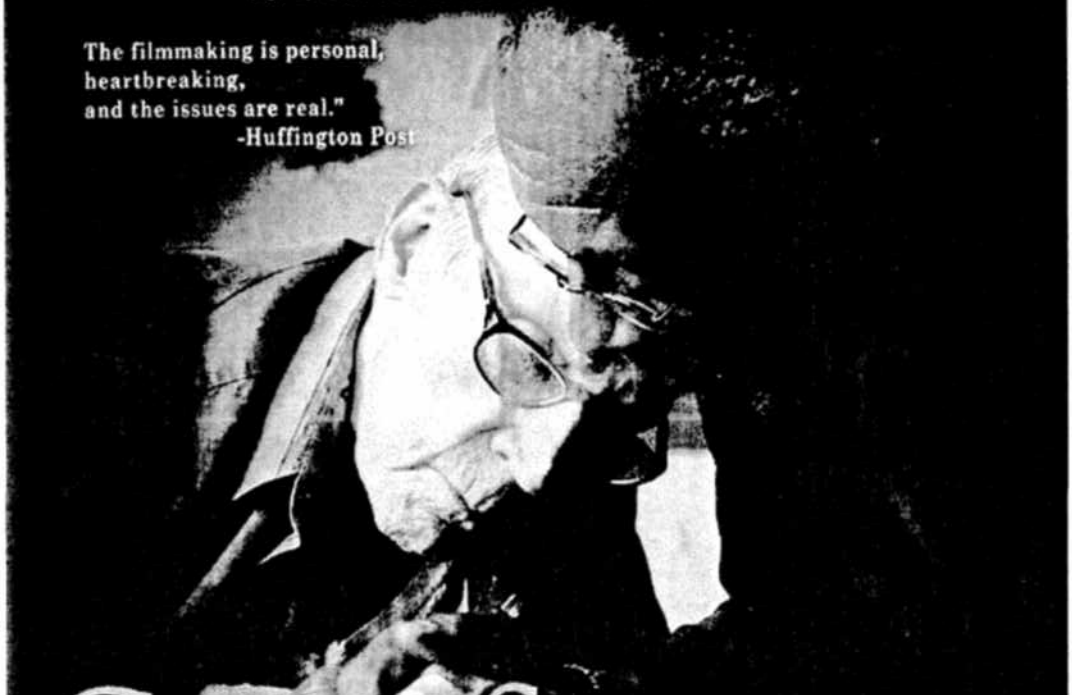
Gen Silent synopsis:

Gay, lesbian, bisexual, and transgender older people who fought the first battles for equality now face so much fear of discrimination, bullying and abuse that many are hiding their lives to survive.

Thousands are dying earlier than their straight counterparts because they are isolated and afraid to ask for help.

But a growing number of people are fighting to keep their elders from being silenced.

THE GENERATION THAT FOUGHT HARDEST TO COME OUT
IS GOING BACK IN TO SURVIVE



GEN SILENT

A DOCUMENTARY FILM

WINNER FRAMELINE SAN FRANCISCO | WINNER SEATTLE | WINNER CHICAGO | WINNER NEW YORK NEWSEEN | WINNER SACRAMENTO FILM & VIDEO | WINNER RHODE ISLAND INTERNATIONAL | WINNER PROVINCETOWN INTERNATIONAL | WINNER MEMPHIS

Gay, Lesbian, Bisexual and Transgender older people who fought the first battles for equality now face so much fear of discrimination, bullying and abuse that many are hiding their lives to survive.

Thousands are dying earlier than their straight counterparts because they are isolated and afraid to ask for help.

But a growing number of people are fighting to keep their elders from being silenced.

Public Screening and Discussion on LGBT2SQ+ 55± Housing in Winnipeg

1st Showing: Thurs Oct 20, 1:30 - 4:30

2nd Showing: Thurs Oct 20, 6:30 - 9:30

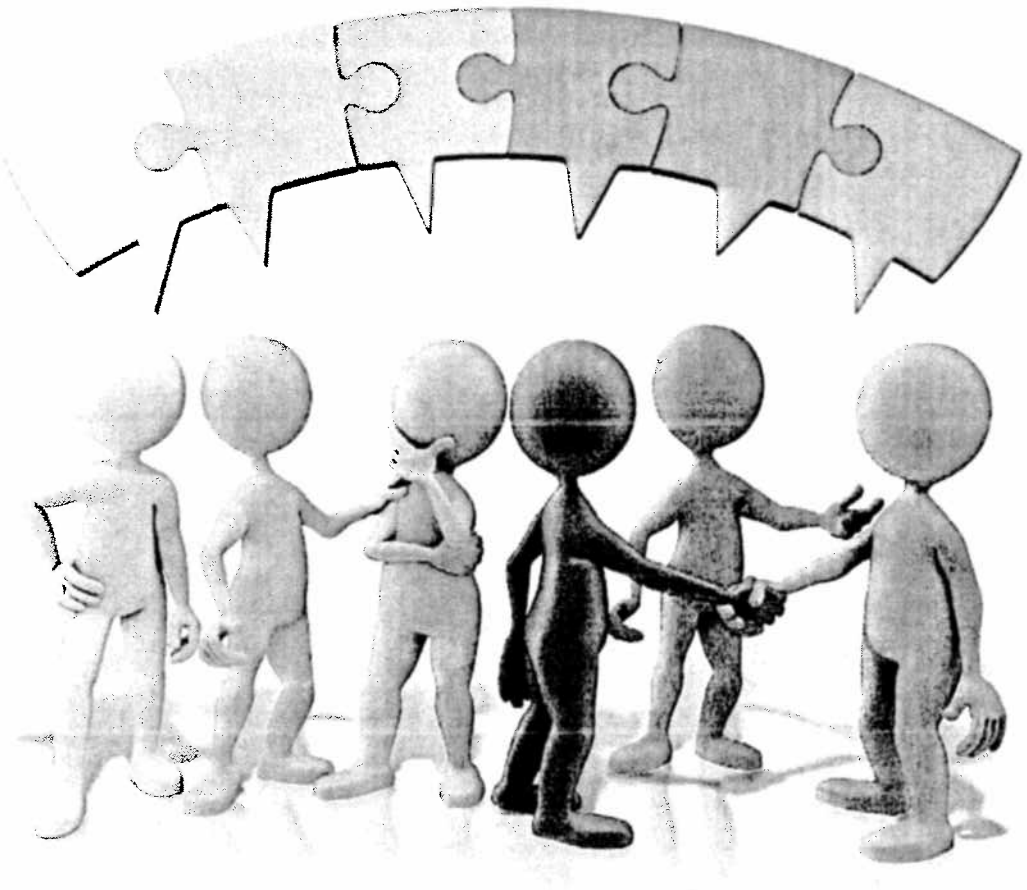
Donations gratefully accepted.

INTERROBANG PRODUCTIONS PRESENTS "GEN SILENT" FEATURING STU MADDUX WITH CLAIRE BARDEN, JENIFER FIRESTONE, REBECCA HEISLER, KRYSANNE HEMBROUGH, LAWRENCE JOHNSON, LOIS JOHNSON, LISA KRINSKY, BOB LINSCOTT, DALE MITCHELL, JOHN O'NEIL, ALEXANDRE RHEOME AND MEL SIMMS
PRODUCED BY STU MADDUX EDITED BY BARRIE ATKIN CINEMATOGRAPHY BY RAY RICHARDSON MUSIC BY RICHARD MADDUX
ASSOCIATE PRODUCERS CLAIRE MADDUX, CATHERINE COX, BETSY DORSETT

GenSilent.com

More Information Regarding Yesterday's Newsletter

Further information on our LGBT2SQ+ 55± Housing Discussion



Imagine Your Future
Where Will You Be When You're 55±?

In yesterday's newsletter, we announced the public discussion on LGBT2SQ+ 55± housing in Winnipeg and Gen Silent screening.

In our eagerness to share the event, we overlooked a few important details... like mentioning that we are co-hosting this event with IdeaXchange and Basarab Architecture Inc.

Here's more information on the event, from IdeaXchange and Basarab:

The LGBT2SQ+ community has made enormous strides in Canada but universal acceptance has not yet been achieved.

Aging represents another stage of social change and members of the LGBT2SQ+ community may have limited choices and face discrimination as they transition to new housing, communities and social groups.

How can we develop affordable, safe and comfortable housing options for LGBT2SQ+ elders that respects individual privacy and autonomy while creating supportive communities?

As a reminder, there are two showing/discussion times:
Thursday, October 20, 1:30 - 4:30
Thursday, October 20, 6:30 - 9:30

Although registration is not required, it helps us get a sense of expected numbers if you let us know that you're planning to attend. Please reply to this email so we know you're coming.

forward to a friend

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Appendix: October 20, 2016 Program

Community Screening of GEN SILENT

Discussion on LGBT2SQ+ 55+ Housing in Winnipeg

The LGBT2SQ+ community has made enormous strides in Canada but universal acceptance has not yet been achieved.

Aging represents another stage of social change and members of the LGBT2SQ+ community may have limited choices and face discrimination as they transition to new housing, communities and social groups.

How can we develop affordable, safe and comfortable housing options for LGBT2SQ+ older adults that respect individual privacy and autonomy while creating supportive communities?

October 20, 2016 - Program

1:30 - 1:40	Welcome + Introductions
1:40 - 2:45	Gen Silent Screening
2:45 - 3:00	Sharing Initial Thoughts + Reactions with Neighbours
3:00 - 3:10	Break
3:10 - 3:15	Hopes + Fears Exercise
3:15 - 4:15	Small Group Discussions
4:15 - 4:30	Wrap-up
	Concluding Remarks

Hosted By:

Basarab Architecture inc

Idea

RAINBOW RESOURCE CENTRE

Please be aware that a photographer commissioned by the organizers will be taking photographs. The photographs may be published, transmitted or broadcast in publications and in marketing materials, including affiliated websites and may be circulated to the press and other broadcast media and Internet websites for publication, transmission or broadcast. Should you have any concerns, please let us know.

Community Screening of GEN SILENT

Discussion on LGBT2SQ+ 55+ Housing in Winnipeg

The LGBT2SQ+ community has made enormous strides in Canada but universal acceptance has not yet been achieved.

Aging represents another stage of social change and members of the LGBT2SQ+ community may have limited choices and face discrimination as they transition to new housing, communities and social groups.

How can we develop affordable, safe and comfortable housing options for LGBT2SQ+ older adults that respect individual privacy and autonomy while creating supportive communities?

October 20, 2016 - Program

6:30 - 6:40	Welcome + Introductions
6:40- 7:45	Gen Silent Screening
7:45 - 8:00	Sharing Initial Thoughts + Reactions with Neighbours
8:00 - 8:10	Break
8:10 - 8:15	Hopes + Fears Exercise
8:15 - 9:15	Small Group Discussions
9:15 - 9:30	Wrap-up
	Concluding Remarks

Hosted By:

Basarab Architecture inc

Idea

RAINBOW RESOURCE CENTRE

Please be aware that a photographer commissioned by the organizers will be taking photographs. The photographs may be published, transmitted or broadcast in publications and in marketing materials, including affiliated websites and may be circulated to the press and other broadcast media and Internet websites for publication, transmission or broadcast. Should you have any concerns, please let us know.

Contact Info

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e: basarabicog@gmail.com

IdeaXchange

Sandra Sawatzky, MArch, IAP2
Principal

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www.ideaxchange.ca

August 31, 2017

John Kletke, Committee Chair
Mike Tutthill, Executive Director
Rainbow Resource Centre
170 Scott Street
Winnipeg, MB R3L 0L3

RE: Positive Spaces Community Housing Committee Project
Proposal for Professional Services

Dear John & Mike,

True to the energy and enthusiasm demonstrated by the LGBT2SQ+ community during the Fall 2016 conversation on housing, the commitment shown by the Positive Spaces Community Housing Committee is remarkable.

The current LGBT2SQ+ housing conversation was initiated in Fall 2016 with the question:

> *"How can we develop affordable, safe and comfortable housing options for LGBT2SQ+ older adults that respects individual privacy and autonomy while creating supportive communities?"*

We congratulate the Committee on the significant progress already achieved. The power of community, self-determination and collaborative effort continues to drive the success of this project.

As discussed with the Committee at our January 30, 2017 meeting, completion of a feasibility study and business plan would advance the project and provide critical information to the community, potential partners and funders.

The Consulting Team of Basarab Architecture Inc, IdeaXchange and Meyers Norris Penny (MNP) would be very excited to contribute our skills to undertaking this work.

Proposed Scope of Work + Fee:
The Consulting Team would work with the Committee to complete a study over the next 3-6 months that would develop a strategic approach to address the overall model, financing, affordability, location, size and costs of the project. More specifically, the study will provide an overview of the project in terms of:

- Viability.
- Preferred Space Program.
- Size.
- Potential Site(s).
- Zoning, Energy and Building Code Compliance.
- Conceptual site plan, floor plan, and sections that support project understanding and costing.
- Construction Costs at a Class 5 Level.
- Project Budget and Funding Strategy.

Total Fixed Fee: **$50,000**

Exclusions

Our fees are presented exclusive of applicable taxes.

Project disbursements are not included in the fee. Disbursements will be charged at cost. Disbursements include printing, copying, couriers and any incidental costs related to community engagement events including facility rentals, rental of public address or sound systems, materials, food and refreshments.

Hourly Rates

If additional services not included in this proposal are required or requested, they will be offered at hourly billing rates (taxes extra). Hourly rates as follows:

Basarab Architecture	$150 / hour
IdeaXchange Principal	$150 / hour
MNP	$150 / hour

We look forward to the opportunity to work closely with the Positive Space Housing Committee and all stakeholders. Please feel free to contact us to discuss further or address any questions.

Best Regards,

Sandra Sawatzky

Sandra Sawatzky, MArch
Principal, IdeaXchange

Also on behalf of
Ron Basarab, MAA
Architect, Basarab Architecture Inc.

Kowal, Monika

From: Ken MacKinnon <kenmac@kmacarchitecture.com>
Sent: Thursday, March 29, 2018 12:15 PM
To: Roberta Bishop
Subject: Rainbow Resource Centre Feasibility Study

Attn: Roberta Bishop
Rainbow Resource Centre
170 Scott St., Wpg., MB, R3L 0L3

Dear Roberta,

Based on our discussions of your requirements for a Feasibility Study and the information provided, we are pleased quote our professional fee of $65,000 for the work outlined. If this is acceptable, a contract with more detail will be drawn up for the Architectural services that will be provided.

I hope you find this fee acceptable and I look forward to working with your organization.

Sincerely,
Ken MacKinnon, MArch

--
63.5° design • construct
Kenneth A. MacKinnon
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204-218-1033
kenmac@kmacarchitecture.com