





THE PRIDE CENTER

Welcome



Mission Statement:

We provide a welcoming, safe space - an inclusive home that celebrates, nurtures and empowers the LGBTQ communities and our friends and neighbors in South Florida.



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History

– Who We Are

In 1993, philanthropist and **gay pioneer, Alan Schubert**, conceived an idea of a **Gay and Lesbian Community Center** that would provide a place for all to meet in Fort Lauderdale. The goal was to provide a center that would **work hand-in-hand with existing organizations and new groups** in need of support to ensure that all facets of the gay and lesbian community would be served. **The Pride Center at Equality Park has emerged as a bastion of pride, service and education.**

For more than 23 years, The Pride Center at Equality Park has met the distinct health, social, educational, socio-economic and safety needs of the LGBTQIA communities.

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PrideCenterFlorida.org



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History

– Who We Are

The Pride Center owns 5 1/2 acres of property with **30,000 square feet of office space** that provide homes for individuals, programs and services, as well as synergy among organizations. Our Vision is to be the premier point of connection for our community.

- **Last year, more than 35,000 adult and youth attended activities at the Center.**
- **Outreach activities over the past year directly impacted 125,000 residents and visitors to South Florida.**



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History of Residences at Equality Park

- 2012 – Gay & Lesbian Elder Housing first identified need in Greater Fort Lauderdale
- 2012 Pride Center Strategic Plan / Board of Directors set goal to evaluate project
- Next three years met with several developers to gather information and knowledge

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History of Residences at Equality Park

- 2015 completed Charrette process to update Equality Park Master Plan.
- 65 community leaders/members participated in brainstorming process
- Top three projects identified: Multi-use Conference Space, Playground, Senior Affordable Housing

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History of Residences at Equality Park

- November, 2015 – submitted application for housing project for 130 units, 185 parking spots in structured parking and 11,000 sq ft of community space. Project not funded.
- February, 2016 – submitted application for housing project for 48 units, 123 parking spots in structured parking structure. Project funded.
- Phase 2 – seeking funding for 75 – 80 units, estimated 90 parking spots in structured parking and 11,000 sq ft of community space.



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Data and Research

- 2010 Census:
 - 9,000 Broward County couples self-report
 - Williams Institute estimates it to be 24,500
 - Wilton Manors named "Second Gayest City"
 - Thousands of 55+ adults access Pride Center services.
- SAGE USA
 - LGBT older adults experience lower income
- Williams Institute
 - 30% subsidized housing self-identify as LGBTQ



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Data and Research

- 2014 Our Fund Study of LGBTQ seniors in South Florida identified four issues:
 - Loneliness/Isolation
 - Housing
 - Healthcare
 - Financial Resources

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Data and Research

- Institute for Multigenerational Health
 - 47% of LGBTQ seniors in US living with disabling condition.
 - 60% of transgender older adults reported having a disability.
- Equal Rights Center
 - In Florida, LGBTQ testers received adverse differential treatment in 9 of 20 tests. 45%
 - Told fewer available apartments and told of additional application requirements.



Data and Research

- Broward County
 - 22,000 adults living with HIV
 - 2015 largest spike in new infections among gay and bisexual men over the age of 55.
 - HIV/AIDS among older adults have increased more than 61% from 2001 – 2007.
- City of Wilton Manors Commission
 - October, 2015 – Commission expressed its support for the conceptual plan. All other approval processes are required.



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Application & Screening Process

- Crossroads Management, LLC
 - Not-for-profit subsidiary of Carrfour
 - 67 employees specializing in management of supportive housing.
 - Manages 23 properties including 1,868 units
 - Largest property management company in Florida specializing in supportive housing.
 - Responsible for managing all aspects of the property management and maintenance.

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Application & Screening Process

- Crossroads Management, LLC
 - 48 units in Phase 1
 - 100% of units for 55+
 - 100% of units affordable housing
 - 60% of AMI - \$35,000 annual income or less
 - 70% of units (34) supportive housing for individuals with disability, such as HIV/AIDS
 - SSI, SSDI, VA
 - Physical disability but able to be independent
 - Mental disability but able to be independent



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Application & Screening Process

- Fair Housing Act: prohibits housing discrimination based on race, color, national origin, religion, sex, disability, and familial status.
- FHA does not specifically include sexual orientation and gender identity. However, discrimination against LGBT person may be covered if it is based on non-conformity with gender stereotypes.



Analysis of Community Impact

- Project will be designed under City's Transit Oriented Corridor Zoning District
 - New construction to the street line to encourage pedestrian activity
 - Will meet requirements of pedestrian amenities to further encourage the walking link between neighborhoods like the Central Area to the East Side and Dixie Highway



Analysis of Community Impact

- \$1M Dixie Highway improvements already completed:
 - New bike lanes
 - New sidewalks
 - New crosswalks directly in front of Equality Park
 - Improved street lighting
 - New raised intersection at Dixie and 20th Street
 - New landscaping



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Resident Amenities

- Clubroom
- Laundry Facility
- Computer lab
- Library
- Linkage of care to services and programs
- Pride Center programs and services



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Impact fees to City of Wilton Manors

- Parks and Recreation - \$976.51 per unit
- Police - \$91.50 per unit plus \$61 per 1,000 SF of non-residential space
- Fire - \$60 per unit plus \$40 per 1,000 SF of non-residential space
- Exempt from Affordable Housing Fee



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PHASE 1

48 UNITS

PROPOSED 4 STORY
MIXED USED
DEVELOPMENT

2 STORY
EXISTING BUILDING

2 STORY
EXISTING BUILDING

1 STORY
EXISTING BUILDING

OVERALL SITE PLAN - PHASE 1

SCALE, 1/32" = 1'-0"

ILLUSTRATION ONLY

DRIVE

PARCEL 1 - B

NORTH LINE
PARCEL 2

FOUND
SIDE
W/CAP

FOUND
SIDE
W/CAP
PARCEL 3

SET 5/8" IRON ROD
BY ALL CAP
BY 4.00' N

SET 5/8" IRON ROD
BY ALL CAP

E
F
G
H
I
J
K
L
M
N
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X
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Z

PHASE 1
48 UNITS
PROPOSED 4 STORY
MIXED USED
DEVELOPMENT

PHASE 2
74 UNITS
PROPOSED 5 STORY
MIXED USED
DEVELOPMENT

2STORY
EXISTING BUILDING

2 STORY
EXISTING BUILDING

1 STORY
EXISTING BUILDINGS

OVERALL SITE PLAN -PHASE 2

SCALE: 1/32" = 1'-0"

FLORIDA EAST COAST RAILROAD R/W

ILLUSTRATION ONLY

Equality Park

Achieving the Vision



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