

GLBT Placemakers in Cities and Regions

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Is it time to **re-imagine** the role LGBT play as placemakers?

- The Numbers
- Historic Concentrations for LGBT population
- Ingredients of “place”
- Age and lifecycle changes
- Homo...geneity?!
- Assimilation via policy/regulation or social norm

A Look at the Numbers

- The Williams Institute at the UCLA School of Law estimates that 3.8% of Americans identify as LGBT (2011)
- That translates to about 9 million Americans

Note: According to Gary Gates of the Williams Institute, “If you define gay as having same-sex attractions or behaviors, you do get higher proportions that are a bit closer to the one in ten figure.”

- If the 3.8% number is correct, then LGBT Americans are the smallest minority in the nation
- This number is unvalidated – we Planners need to fight hard to have single gays recognized on the next Census counts. Until validated, single gays do not exist in America per the Census

Demographics in America

- Total population
 - Euro Americans 196,800,000
 - Hispanic (Ethnicity) Americans 50,500,000
 - African Americans 38,900,000
 - Asian Americans 14,700,000
 - Native/Alaskan/Hawaiian 3,400,000
 - **Gay Americans (multiple categories) 9,000,000**

More Numbers

- The number of same-sex couples almost doubled from Census 2000 to Census 2010 (650,000 same-sex couples, up from 350,000 in 2000)
- And more than 130,000 of these noted their partner as “husband” or “wife” in Census 2010 (this was not an option in Census 2000)
- 51% of these couples is female
- 20% of all couples are raising children

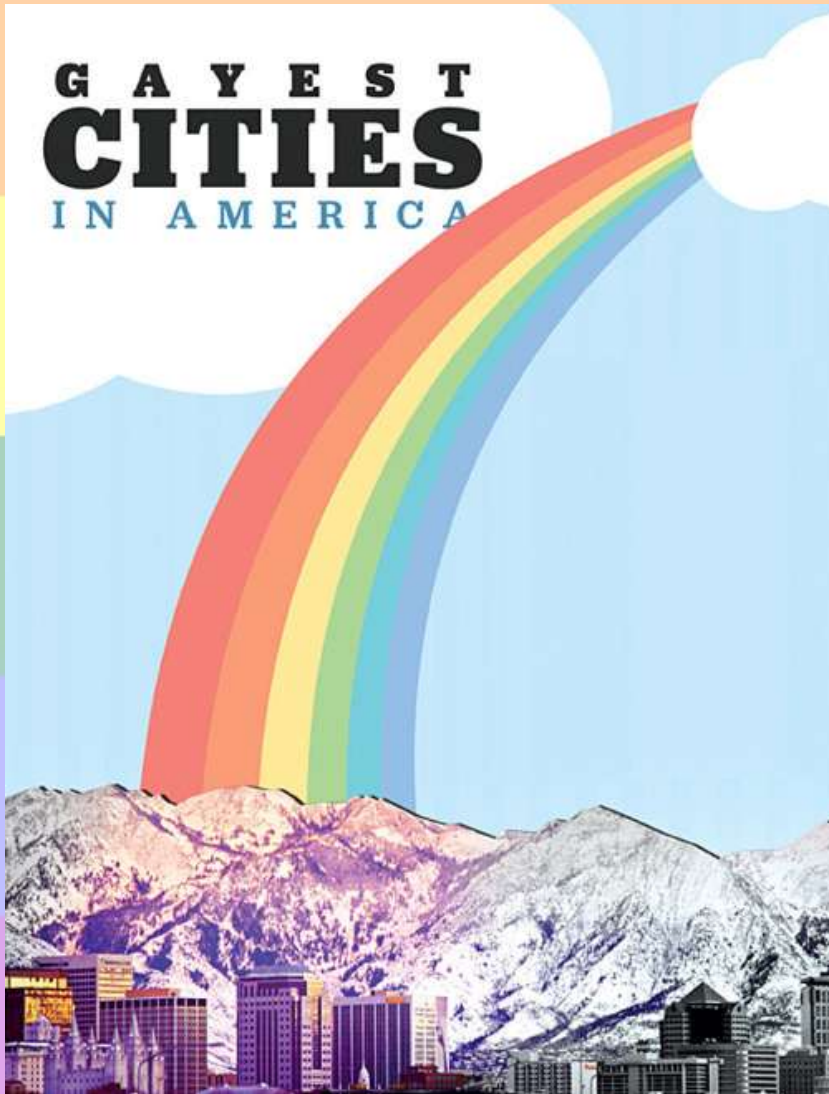
Don't Confuse the Issue with Facts

No more numbers...at least for a bit

The Cities and Neighborhoods We Know

- Provincetown MA
- West Hollywood CA
- Boystown in Chicago IL
- The Gayborhood in Philadelphia PA
- Church and Wellesley in Toronto ON
- The Castro in San Francisco CA
- South Beach in Miami FL
- Greenwich Village in New York NY

Advocate's #1 Gayest City in America



1. Salt Lake City

While those unfamiliar with the Beehive State are likely to conjure images of the Mormon Tabernacle Choir, far-less-oppressive-than-it-used-to-be Salt Lake City has earned its queer cred. There are more than a half-dozen hot spots for men and women, including the eco-friendly nightclub Jam (JamSLC.com), though the sustainable bamboo flooring is perhaps less of a draw than the packed dance floor. The Coffee Garden is a gathering spot for those looking for a caffeine fix, the Sundance Film Festival brings LGBT film buffs to screenings downtown, and lesbian-owned Meditrina is a true wine bar — yes, you can get a drink in this town.

The Advocate's Criteria

THE EQUATION



LGBT elected city officials

According to the Victory Fund; 1 point for each official

+



WNBA teams

1 point for each city with a team

+



International Mr. Leather competition semifinalists

1 point for each city that sent a competitor to finals

+



Imperial Court chapters

1 point for each city

+



Softball teams that competed in the Gay Softball World Series

1 point for each team

+



LGBT bookstores

1 point for each store

+



Nude yoga

1 point for each city with a class

+



Transgender protections

1 point for every city with laws prohibiting discrimination

+



Concerts by Gossip, the Cliks, and the Veronicas

1 point for each performance since 2009

DIVIDED BY
Population within city limits

“Gay” is Changing

1. Salt Lake City, UT
2. Denver, CO
3. Cambridge, MA
4. Fort Lauderdale, FL
5. Seattle, WA
6. Ann Arbor, MI
7. Minneapolis, MN
8. Knoxville, TN
9. Atlanta, GA
10. Grand Rapids, MI

A Century of Placemaking

- Ports (access via the sea)
- Industrial towns (magnet)
- Interstate development – separation of work/home
- Satellite Cities
- Inner City – revitalization
- Human Capital

What Makes Place Today?

GREAT GAY AREAS = GREAT NEIGHBORHOODS

- Appealing housing stock in mature neighborhood
- Varied housing style
- Bars, coffee houses and restaurants
- Walkability
- Density
- University in close proximity
- Liberal and tolerant local population
- Special Events and festivals

Creating Place for the Creative Class

- According to Richard Florida:
 - Gay Index
 - Bohemian Index
 - Diversity Index

“Why cities without gays and rock bands are losing the economic development race...”

Washington Metropolitan (May 2002)

Urban Sophistication

Not

Urban Gentrification

“Twenty years ago, if you were gay and lived in rural Kansas, you went to San Francisco or New York...now you can just go to Kansas City.”

Gary J. Gates (UCLA The Williams Institute on
Sexual Orientation Law and Public Policy)

Additional Scholarly Thought

- Ronald Inglehart's World Values Survey has found that tolerance in general, and tolerance towards gays and lesbians in particular, is associated with a shift to a more modern, more democratic, and more affluent post-materialist political culture.

Is there really a gay
diaspora?

Cities with the highest rate of same-sex couples, for cities with at least 50 same-sex couples



1990

PER 1,000 HOUSEHOLDS

West Hollywood, Calif.	28.4	■
Larkfield-Wikiup, Calif.	23.1	■
San Francisco	22.3	■
North Druid Hills, Ga.	18.3	■
Druid Hills, Ga.	16.7	■
Key West, Fla.	15.7	■
Mill Valley, Calif.	15.1	■
North Atlanta, Ga.	14.1	■
Laguna Beach, Calif.	13.6	■
Palm Springs, Calif.	13.5	■



2000

PER 1,000 HOUSEHOLDS

Provincetown, Mass.	128.0	■
Guerneville, Calif.	78.4	■
Wilton Manors, Fla.	54.3	■
West Hollywood, Calif.	41.6	■
Palm Springs, Calif.	40.6	■
Miami Shores, Fla.	32.8	■
Decatur, Ga.	31.8	■
Key West, Fla.	31.1	■
Northampton, Mass.	30.1	■
North Druid Hills, Ga.	28.5	■



2010

PER 1,000 HOUSEHOLDS

Provincetown, Mass.	163.1	■
Wilton Manors, Fla.	139.6	■
Palm Springs, Calif.	115.2	■
Rehoboth Beach, Del.	106.9	■
Guerneville, Calif.	86.6	■
West Hollywood, Calif.	66.7	■
Pleasant Ridge, Mich.	59.6	■
New Hope, Pa.	58.6	■
Rancho Mirage, Calif.	57.4	■
Oakland Park, Fla.	56.0	■

Homo...geneity?!

- Yes, the centers of power are shifting but maybe a better hypothesis is that the LGBT community is assimilating more than we would like to admit

Dear God, are we becoming...MAINSTREAM!?

Gay Diaspora?

This answer is two fold:

1. YES – we are moving everywhere

but

2. This does NOT mean that “community” and/or concentrated nodes of the LGBT community is not important to us

Economic Generators vs. Lifecycle Choices

- Median age in Pleasant Ridge, MI is 40
- Median age in West Hollywood, CA is 40.4
- Median age in New Hope, PA is 41

- Median age in Rancho Mirage, CA is 62.3
- Median age in Palm Springs, CA is 51.6
- Median age in Rehoboth Beach, DE is 57

A Lifecycle Choice – A Discussion

- The data support the idea that as the LGBT population ages, they move out of “traditional” gay areas
- The data also support the idea that there exists a continued desire for “community” or concentrations of LGBT population among the younger demographic



Wilton Manors, Florida
*From All-American Small Town
to
2nd "Gayest" City in America*

*Heidi Shafran, AICP
Community Development Director*



Understanding “Gayest”

- “Wilton Manors is officially the second-gayest city in the country”
 - Second largest number of same-sex couples per 1,000 per each City.
 - Wilton Manors has 140 same-sex couples per 1,000 households
 - Overall population is 11,632
 - 781 total same sex couples
 - Compare to Berkley, CA which has 949 total same sex couples
 - “Gayest” City is Provincetown, Massachusetts has 163 same-sex couples per 1,000 households
- Adjacent Fort Lauderdale is the gayest mid-sized city in the nation.
 - Mid-sized cities: places with populations between 100,000 and 250,000 people
 - Fort Lauderdale has 36 same-sex couples per 1,000 households
 - 2,324 total same sex couples
 - Second-gayest (Mid-size):, Berkeley, California, which has 23 per 1,000
 - Regionally: Oakland Park, FL also placed within the rankings of most same-sex couples with 56 per 1,000 households,
 - Key West has 34 same-sex couple households per 1000
 - Monroe County is the 3rd gayest County in the Country
- City with highest number of same-sex households is San Francisco, which has 11,555 homes with same-sex couples but is only 27 on the list of percentage of couples per 1,000 with only 30 per 1,000
- Gayest state is counted as Washington, D.C.
 - Florida 15th gayest



Cities ranked by same-sex couples per 1,000 households

Rank	Large cities Population above 250,000			Mid-size cities Population between 100,000 and 250,000			Small cities Population below 100,000		
	City	Same-sex couples (adjusted)	Same-sex couples per 1000 households (adjusted)	City	Same-sex couples (adjusted)	Same-sex couples per 1000 households (adjusted)	City	Same-sex couples (adjusted)	Same-sex couples per 1000 households (adjusted)
1	San Francisco, CA	10,461	30.25	Fort Lauderdale, FL	2,324	31.08	Provincetown, MA	237	148.08
2	Seattle, WA	6,537	23.06	Berkeley, CA	949	20.61	Wilton Manors, FL	781	125.33
3	Oakland, CA	3,359	21.84	Salt Lake City, UT	1,145	15.36	Palm Springs, CA	2,440	107.28
4	Minneapolis, MN	3,555	21.74	Cambridge, MA	633	14.39	Rehoboth Beach, DE	76	99.97
5	Atlanta, GA	3,656	19.75	Orlando, FL	1,414	13.80	Guerneville, CA	185	80.36
6	Portland, OR	4,784	19.25	St. Petersburg, FL	1,500	13.78	West Hollywood, CA	1,397	62.05
7	Long Beach, CA	3,128	19.13	Madison, WI	1,358	13.24	Pleasant Ridge, MI	61	54.77
8	Washington, DC	4,822	18.08	Alexandria, VA	776	11.39	Rancho Mirage, CA	462	52.29
9	Denver, CO	4,117	15.65	Pasadena, CA	627	11.35	New Hope, PA	63	49.99
10	Boston, MA	3,715	14.70	Jersey City, NJ	1,080	11.15	Oakland Park, FL	865	49.41
11	St. Louis, MO	1,998	14.06	Arlington, VA	1,087	11.08	Cathedral City, CA	790	46.33
12	Sacramento, CA	2,271	13.00	Providence, RI	693	11.05	Miami Shores, FL	155	42.87
13	Dallas, TX	5,610	12.25	Richmond, VA	908	10.42	Avondale Estates, GA	58	42.78
14	San Diego, CA	5,910	12.23	Vallejo, CA	420	10.34	Northwest Harbor, NY	56	42.74
15	Austin, TX	3,820	11.76	Lansing, MI	501	10.34	Northampton, MA	484	40.31
16	Columbus, OH	3,786	11.42	Rochester, NY	894	10.28	Ocean Grove, NJ	78	40.16
17	Baltimore, MD	2,689	10.76	Santa Rosa, CA	650	10.22	Eldorado at Santa Fe, NM	115	40.00
18	New Orleans, LA	1,518	10.68	Durham, NC	951	10.17	Lambertville, NJ	77	39.28
19	St. Paul, MN	1,179	10.62	Richmond, CA	367	10.16	Asbury Park, NJ	255	37.91
20	Phoenix, AZ	5,450	10.59	Ann Arbor, MI	476	10.12	Signal Hill, CA	157	37.85
21	Chicago, IL	10,849	10.38	Eugene, OR	663	9.98	Decatur, GA	294	34.15
22	Tampa, FL	1,410	10.37	Enterprise, NV	387	9.72	Vashon, WA	152	33.03
23	Kansas City, MO	1,955	10.16	Concord, CA	426	9.62	Brisbane, CA	59	32.39
24	Los Angeles, CA	13,292	10.08	Hollywood, FL	558	9.55	North Druid Hills, GA	311	31.99
25	Albuquerque, NM	2,260	10.07	Paradise, NV	857	9.52	Ferndale, MI	303	31.72

About the authors

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For more information

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<http://williamsinstitute.law.ucla.edu>



Not a story about gentrification and displacement

A story about opportunity...

- Ageing population
 - Death
 - Original Owners
- Affordable, yet obsolete, housing stock
 - DINKs
 - Location, Location, Location
- Built-out City with no increase to property tax revenues.
- Limited Commercial Corridor
- Suburban Migration





Manors Prefers Lack Of Commerce

June 24, 1987 | By VICKI McCASH, Staff Writer

WILTON MANORS -- City Council members say they weren't surprised to learn that the city's commercial zone hasn't grown for more than 15 years.

And, they say, that's just fine with them.

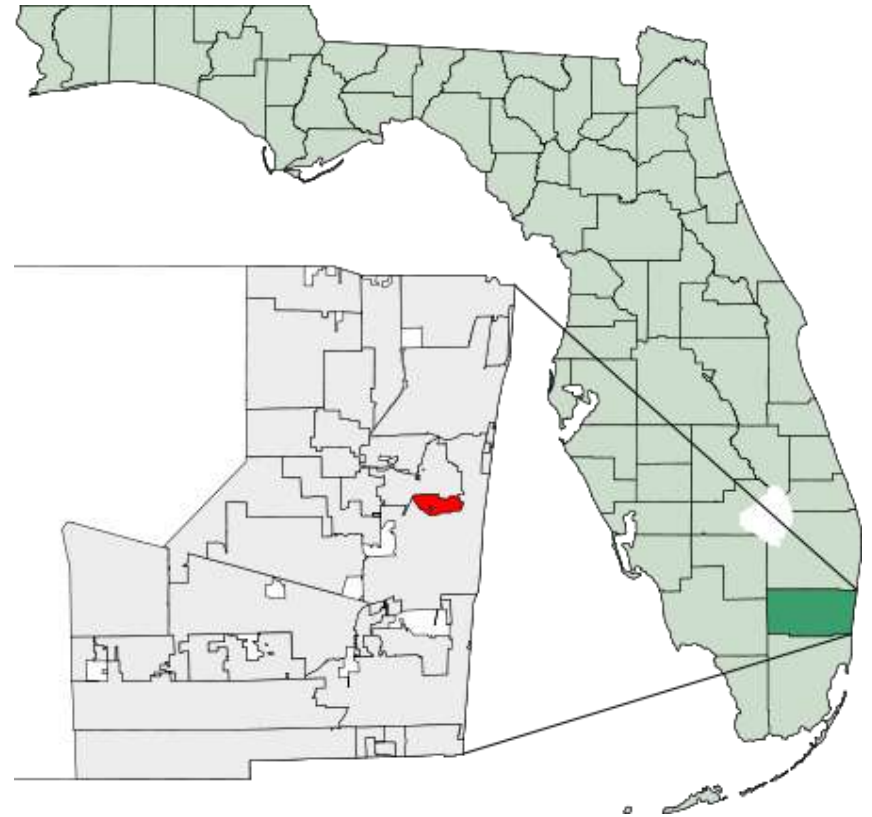
"It shows we've managed to preserve the integrity of the neighborhoods," Mayor Tracy Stafford said.

The other four council members echoed his statement.



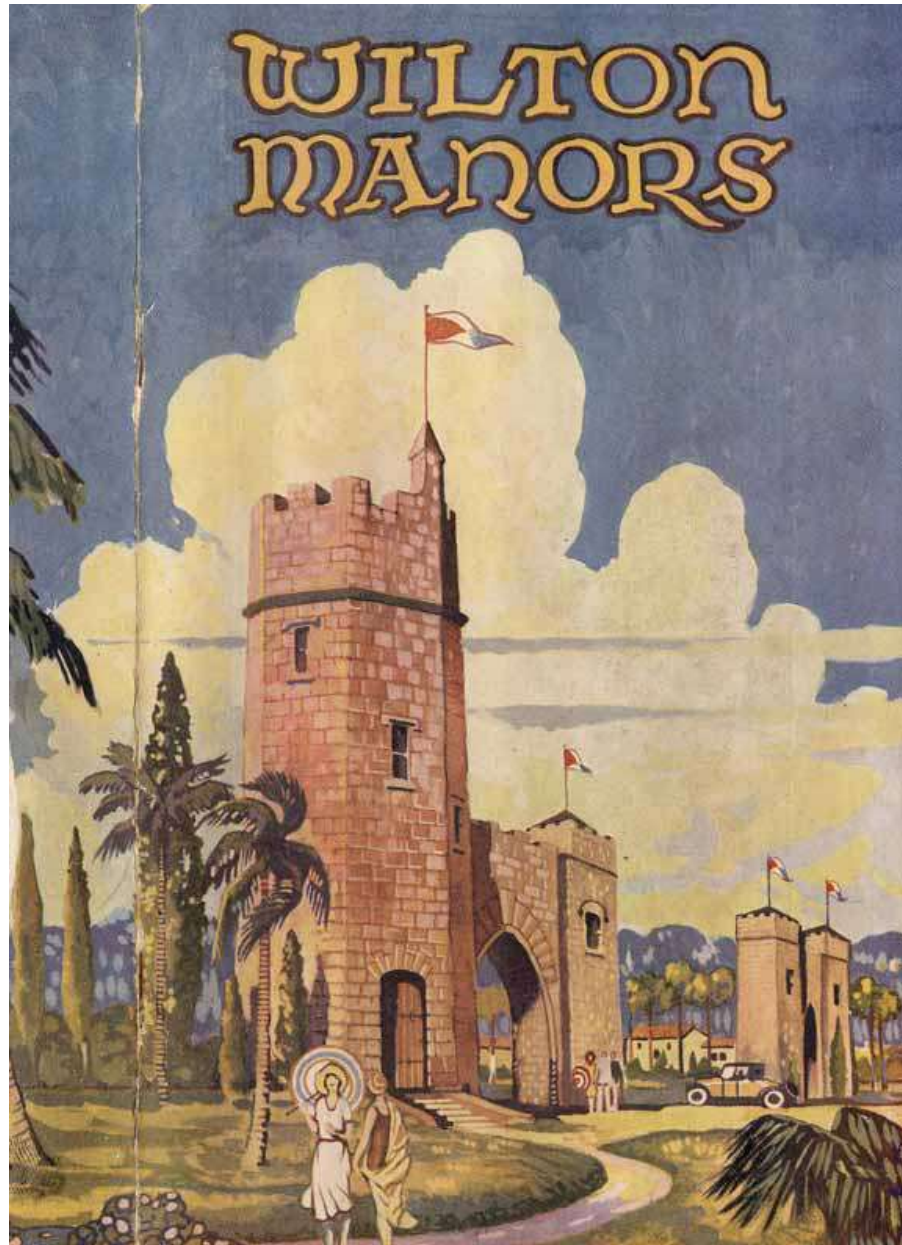
Wilton Manors

- Founded as a residential subdivision of Fort Lauderdale in 1925
- Incorporated in 1947 as the Village of Wilton Manors
- Became a City in 1953
- Agricultural
- Bedroom Community to Fort Lauderdale
- Very small commercial corridor

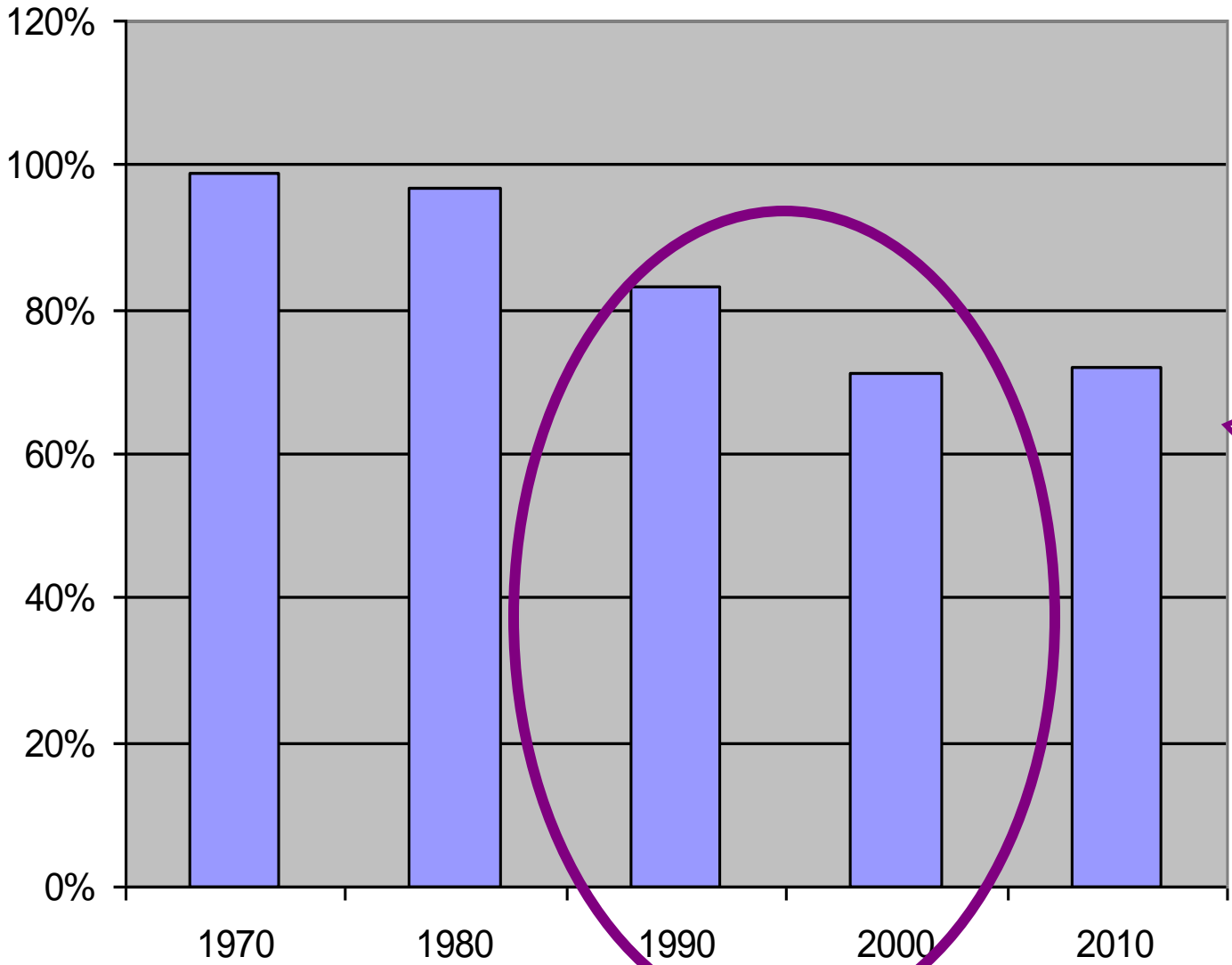




WILTON MANORS



White Population of Wilton Manors



1990 -2000
significant
gay migration

Wilton Manors does not fit the typical “gay gentrification” model... gays did not move to Wilton Manors because it was its accepting attitudes such as the Castro, Columbus, OH, Midtown / Atlanta... but instead real estate investment strategies and local zoning laws triggered the migration.



Early 1990s

- 1990 Chardees Dinner Club opened.
- Victoria Park no longer affordable
- Gay Real Estate Agents
- Prior to April 1997 Wilton Drive had a 60% occupancy rate.
 - The closing of the Piggly Wiggly in 1988 began the decline.
 - Shoppes of Wilton Manors



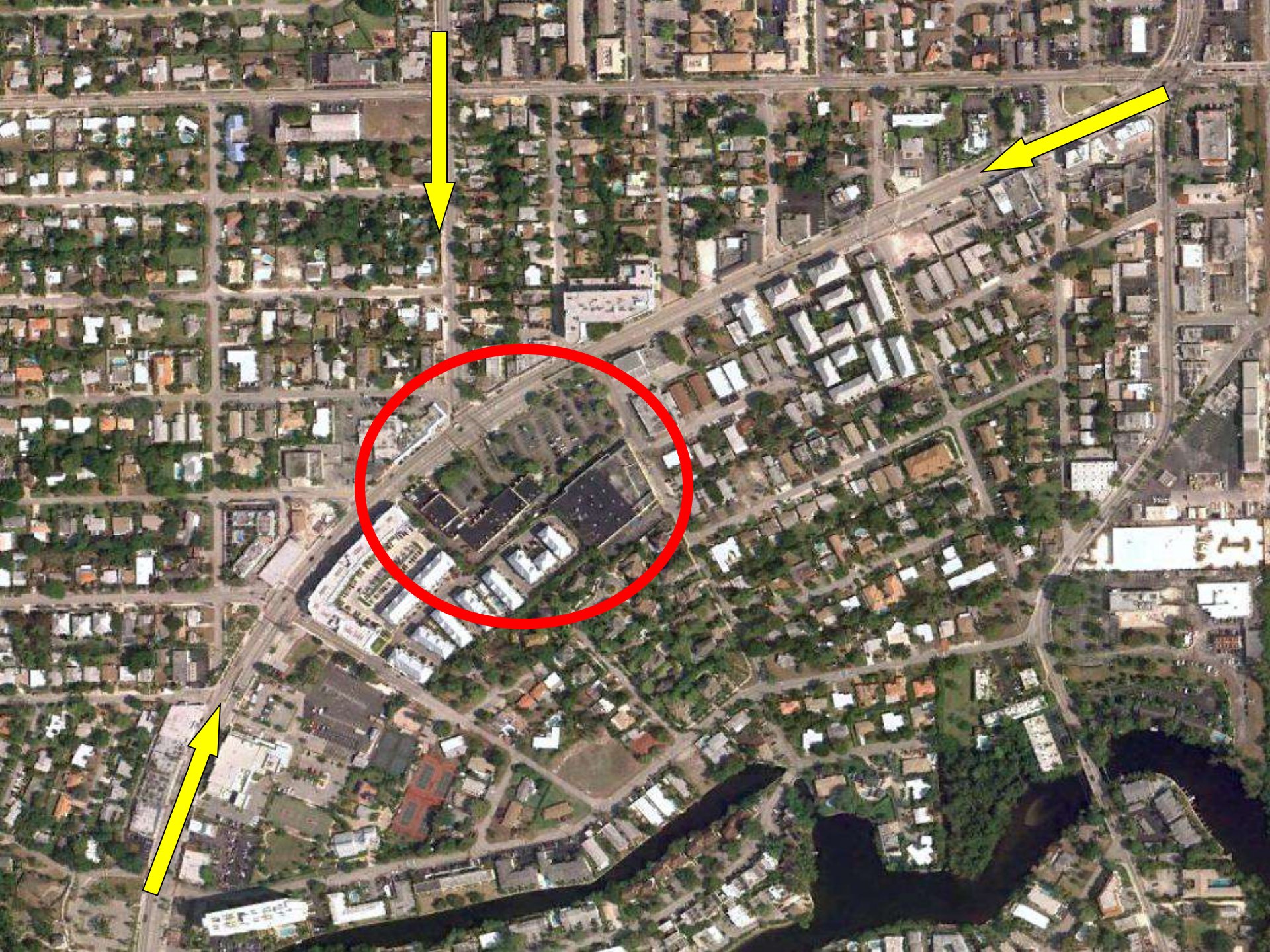
1995

- *Big box stores were moving to US-1*
- *Owner / Developer approached the City*
- *The City recognized the opportunity that was organically happening.*
 - *Rezoned mostly vacant “main street” – Wilton Drive – to be an Arts and Entertainment District*
 - *Eliminated separation of alcohol establishments*
 - *Design guidelines*
 - *Continued “All-American” strict controls of uses... no porn, no nudity, pawnshops, etc.*

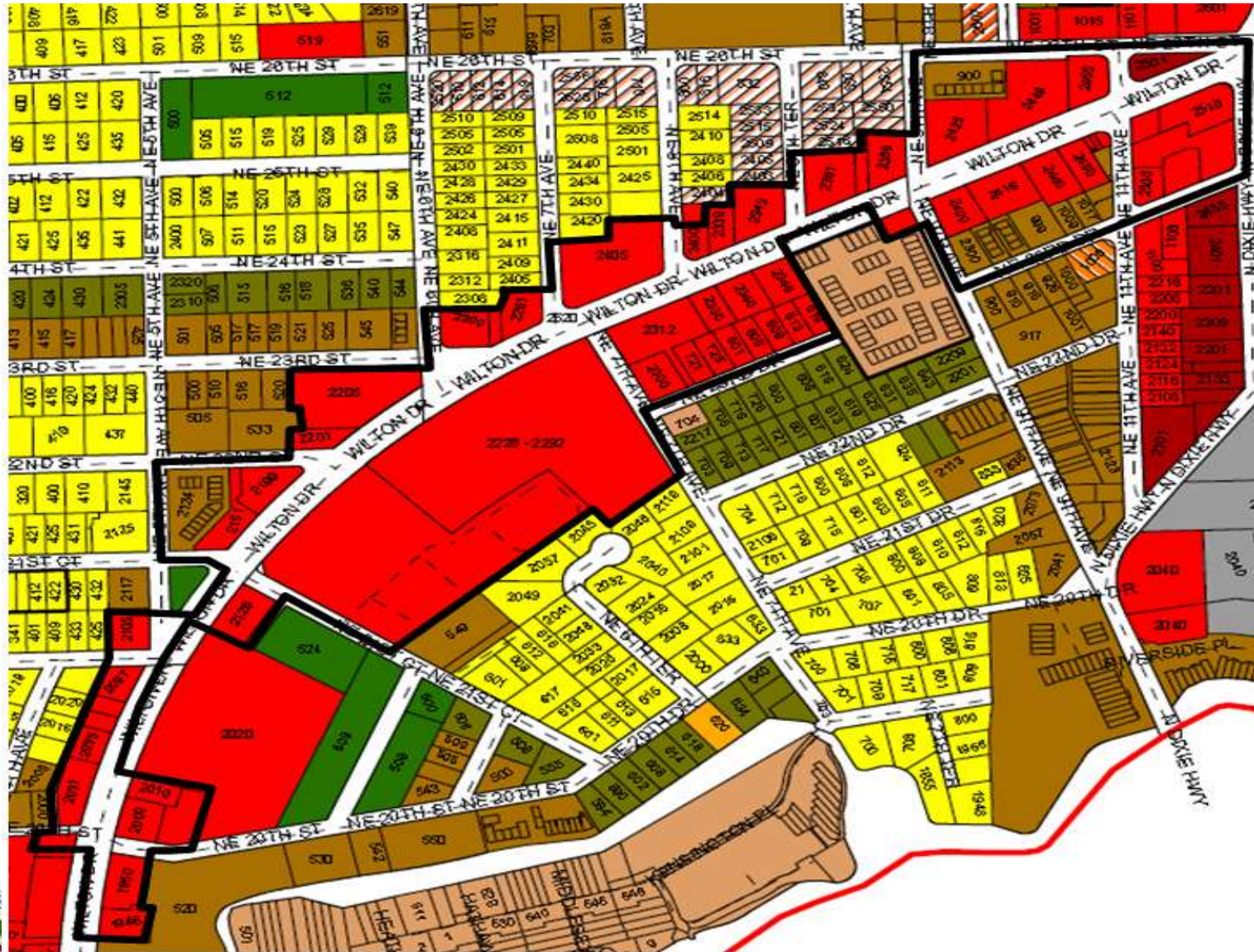


Rezoning of Wilton Drive



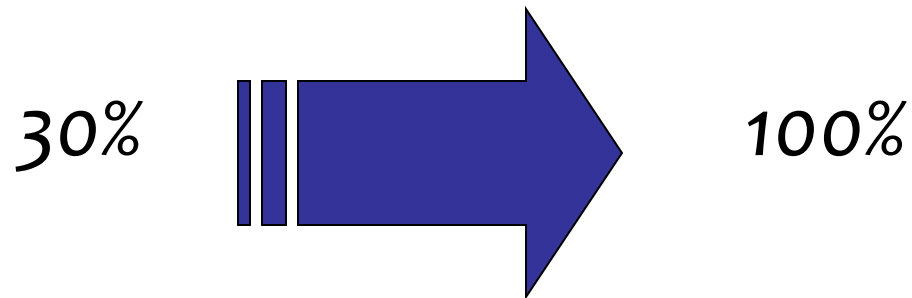


Establishment of Arts and Entertainment District

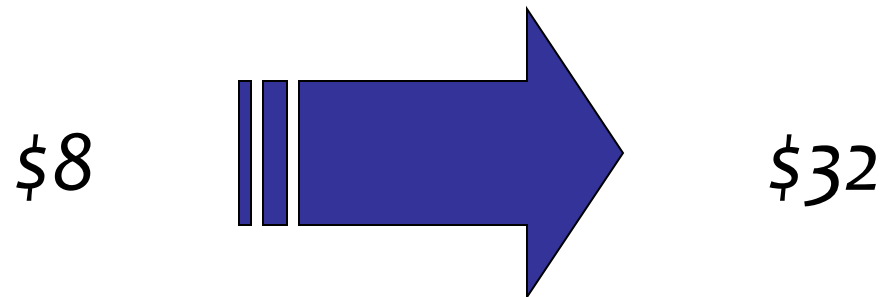


Immediate Results of Arts and Entertainment District

Occupancy Rate of Shoppes of Wilton Manors



Rental rates at Shoppes of Wilton Manors



Immediate Results of Arts and Entertainment District

- *Vacant office building adjacent to the Shoppes was converted in Law Office with 100 employees*
- *Created the final link to draw new residents to the City*
- *Increased property values which in turn created more revenue for the City*



Immediate Results of Arts and Entertainment District

- Georgie's Alibi opened in April 1997
 - Occupancy rate of Wilton Drive after Georgie's opened – 90%

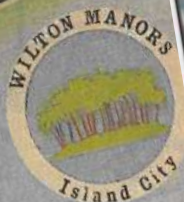


Free Weekly news & entertainment connection to Broward & Palm Beach JUNE 24 - 30, 1998

www.clo-sfi.com

CITYLINK

a Gay tel' town



WILTON MANORS
Island City

Wilton Manors is finding gold at the

News: Georgia Foster shares her passion for compassion
News: Fairchild Tropical raises a stink in Miami

12D Sun-Sentinel Sunday, May 19, 1996

FACES OF CHANGE

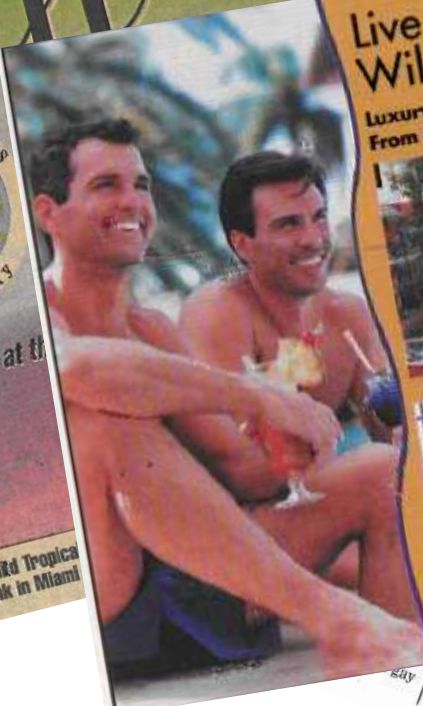
Wilton Drive 'an oasis' for gay-owned businesses

By MIKE MEINERS
Staff Writer

WILTON MANORS — Past the clubs, consignment shops and the nursery selling impatiens and Tony Olivieri's restaurant, The Courtyard Cafe.


On any given day, some of the gay people who live in this city of 12,000 will stop in for the homemade muffins, breads and syrup shooting pool across the street.

"So, too, will some of the retired. I think gay business is always been more of a clientele business."



Live and Play on Wilton Drive

Luxury Townhomes in Wilton Manors
From \$399,990




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Deli

Small chalkboard sign with illegible text.

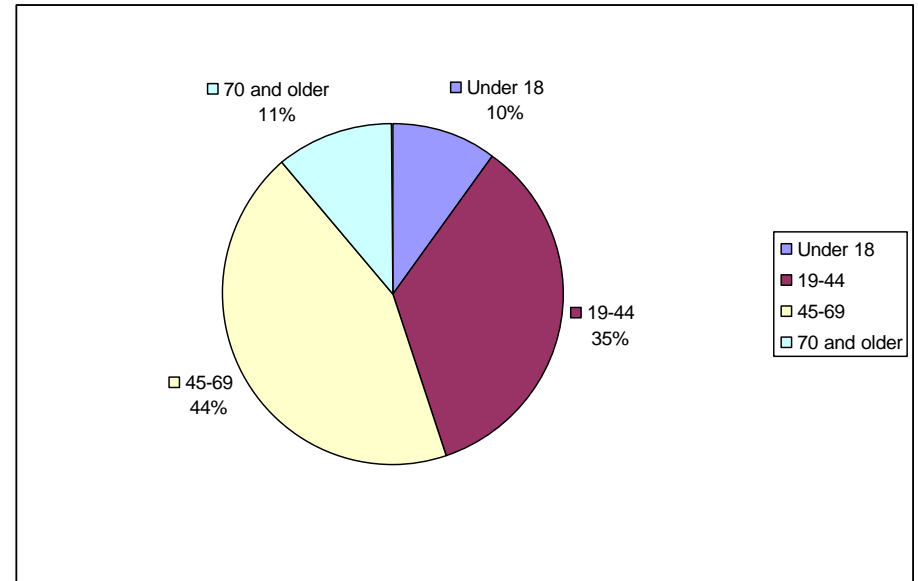
Heineken
ICE GOLD BEER

A Snapshot of Wilton Manors Today

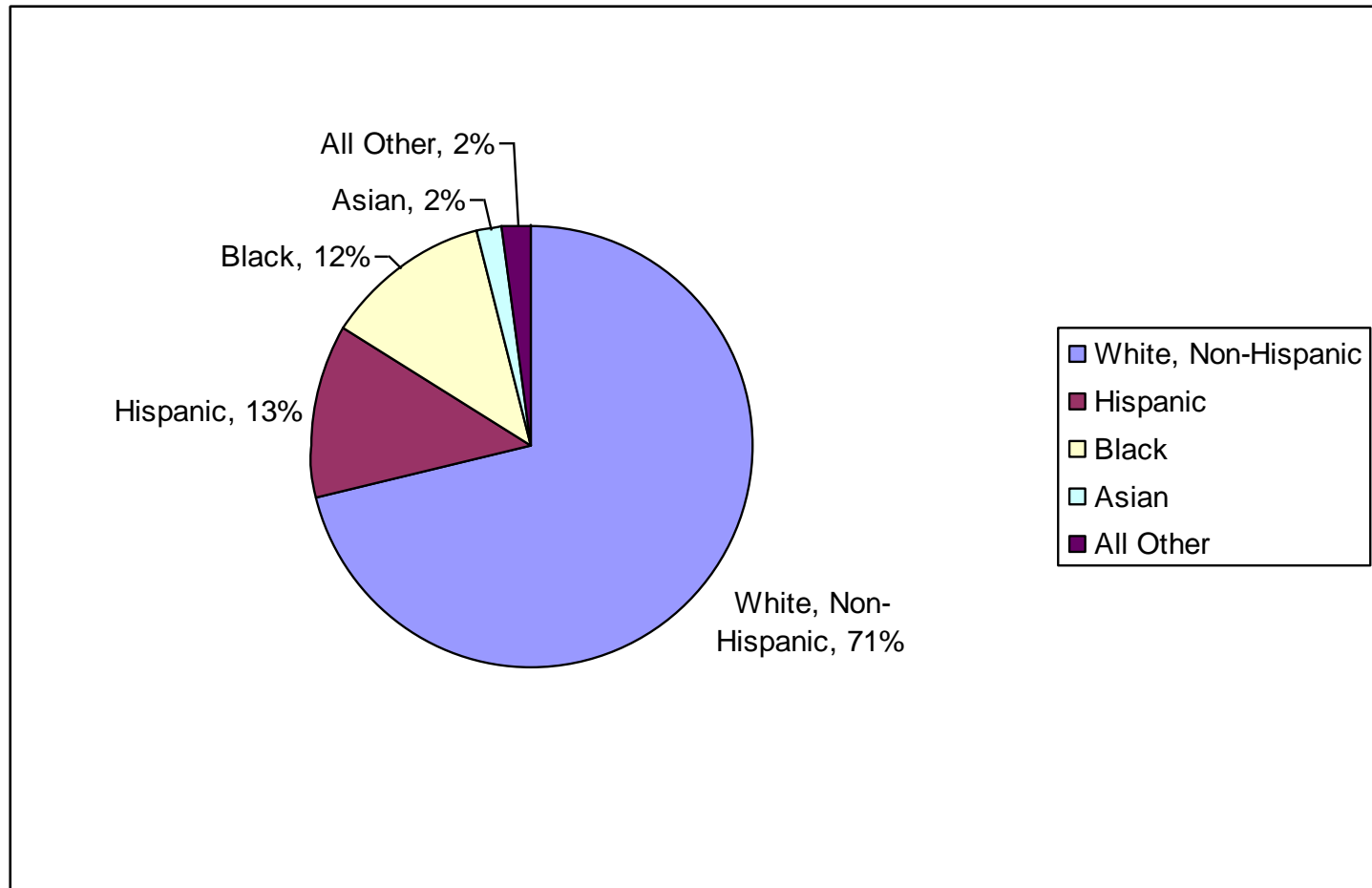


Wilton Manors by the Numbers

- Total change in population since 2000: -8.4%
 - 7% decrease was in population under 18.
- 74% of population lived in same house over 1 year ago.

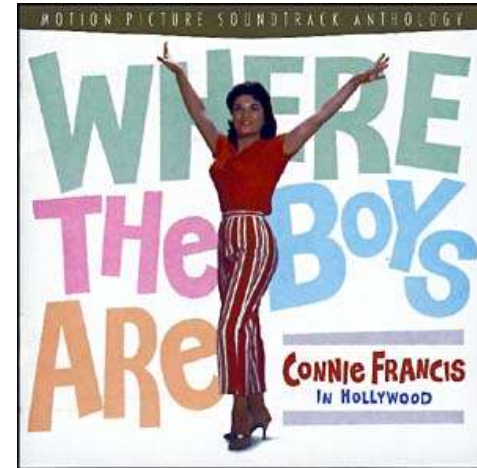


Race



Who are we?

- 63% Males
 - 2,004 are males living alone (5% or 307 are over 65 years old)
- 37% Female
 - 976 are females living alone (6% or 396 are over 65 years old)
- 17% of the population is foreign born
- 89% high school graduates (Florida 85%)
- 35% Bachelor degree or higher (Florida 26%)



Family Households & NonFamily Households (People)

- 6,235 Total Households
- Family households are defined as a household that consists of a householder and one or more other people related to the householder by birth, marriage or adoption.
 - They do not include same-sex married couple even if the marriage was performed in a state issuing marriage certificates for same-sex couples.
 - Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption.
 - 28% Family Households
- Same-sex couple households with no relatives of the householder present are tabulated in **nonfamily households**.
 - “Nonfamily households” consist of people living alone and households which do not have any members related to the householder.
 - 72% Non Family Households (4,491 households)



Sexual Orientation

- The Census does not collect information on sexual orientation.
- Wilton Manors has 140 same-sex couples per 1,000 households*
 - Approximately 1,500 same-sex couples
 - Florida 8.8 couples per 1,000 households



*The Williams Institute



Family Households & NonFamily Households (People)

- 6,235 Total Households
 - 21% (1,314) of households have individuals over 65 years old.
 - 14% Same-sex households.
 - 10% Households reporting a non same-sex spouse.



Housing Units (Places)

- 7,162 Housing Units
- 5,944 Persons per Square mile
- 53% of population owns their home
- 54% of the City's Housing Units are in multi-unit structures.
- Median value of owner-occupied housing units \$340,200
 - Average home price in Wilton Manors is \$215,548



Income

- Median Household Income (divided in half) \$49,991
 - Better indicator
- Mean Household Income (statistical average) \$74,673
- Income per capita \$38,835
- 10% of population is below the poverty level (Florida 14%)





BOTTOMS & TOPS



Opportunities 25 Years Ago.....

- Ageing population
 - Death
 - Original Owners
- Affordable, yet obsolete, housing stock
 - DINKs
 - Location, Location, Location
- Built-out City with no increase to property tax revenues.
- Limited Commercial Corridor
- Suburban Migration



Challenges / Opportunities Ahead

- Ageing population
- Obsolete housing stock
- Limited Commercial Corridor
 - Understanding difference between “gay business” and “gay amenity”
 - No full service hotel
 - Limited Cultural Activities
- Built out City
- Gay Suburban Migration
- Economy



Asking Rent Retail for Lease Wilton Manors, FL (\$/SF/Year)

