

Site Equity Scores and Recommended Actions: Delaware Rezoning

ACCESS TO OPPORTUNITY - Creating more equitable access to quality-of-life amenities, health, and education.

The site area's average score is 2.33, with lowest scores in Access to Health Services, and Child Obesity. These specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

Built Environment

	Social Determinants of Health	Access to Parks	Access to Fresh Food	Access to Healthcare	Child Obesity	Life Expectancy	Access to Transit	Access to Centers and Corridors
Score	1.50	1.5	1.5	2	2	1	1	1
	Least Equitable	Least Equitable	Least Equitable	Less Equitable	Less Equitable	Least Equitable	Has Access to Transit	0-24% of the area is covered by a walk, bike, and driveshed to a center or corridor

	Metric	Score	Description	Consideration for Improvement	Response from Applicant
	Social Determinants of Health	1.50 Least Equitable	Measured by a) % of high school graduates or the equivalent for those 25 years of age or older and b) 29.63 percent of families below 9.02% of the Federal Poverty Line.	<ul style="list-style-type: none"> Applicant commits to provide on-site income-restricted units, especially for 50% and below Applicant commits to provide family services on site or partners with a local organization that promotes early parent-child learning 	<ul style="list-style-type: none"> The project has not yet finalized all funding sources and project commitments for services, but other projects in the same development model and under CCH control include case management services that directly link residents to various kinds of supportive services. The intent of CCH is to develop a multifamily affordable housing community on this site utilizing low income housing tax credits at a variety of AMI restrictions and committing some if not all of the units specifically to supportive housing. If we are successful in our funding requests, the community would include units below 50% AMI with onsite supportive services. Additionally, in common areas on community bulletin boards, we will post and promote nearby early childhood learning and parental resources.

Built Environment	Access to Parks	1.5 Least Equitable	<p>Measured by % of living units within ¼-mile walk to a park or open space.</p> <p>47.6% of households live within ¼ walk of the park.</p>	<ul style="list-style-type: none"> Commit to provide publicly accessible open space for sites less than 5 acres in size 	<ul style="list-style-type: none"> The project design process has not yet begun, but outdoor common space will be included and contain park-like amenities. In common areas on community bulletin boards, we will post and promote walkable and accessible routes to nearby parks and open spaces, including City of Cuernavaca Park and nearby S Platte Trails.
	Access to Fresh Food	1.5 Least Equitable	<p>Measured by % of residents within ¼-mile walk to a full-service grocery store.</p> <p>10.46% of residents live within ¼ of a full service grocery store.</p>	<ul style="list-style-type: none"> Applicant commits to promoting increased access to fresh food options Applicant commits to provide fresh food outlets on-site, such as a community garden 	<ul style="list-style-type: none"> In common areas on community bulletin boards, we will post and promote nearby options for fresh and healthy food. The project has not yet finalized all funding sources and project commitments for services, but other projects in the same development model and under CCH control have included fresh food pantries and on-site delivery of fresh food boxes to help residents make healthy and affordable choices.
	Access to Healthcare	2 Less Equitable	<p>Access to Health Services - such as clinics, prenatal services, and more.</p> <p>19.49% of women receive no prenatal care during the first trimester of pregnancy in this area</p>	<ul style="list-style-type: none"> Applicant maps and identifies where existing facilities are in the area <p><i>This metric is not expected to be directly impacted by an applicant-driven rezoning but may be indirectly improved via other metrics</i></p>	<ul style="list-style-type: none"> In common areas on community bulletin boards, we will post and promote existing local facilities for healthcare. Supportive services at CCH projects generally include case management support to link residents to health services, including physical, behavioral and mental health services.
	Child Obesity	2 Less Equitable	<p>Child Obesity measure % of children in the area that are overweight/obese.</p> <p>19.87% of children and youth are obese</p>	<ul style="list-style-type: none"> Applicant commits to install and provide water/management for community garden Commit to provide additional publicly accessible open space 	<ul style="list-style-type: none"> In common areas on community bulletin boards, we will post and promote existing parks, open space, and athletic fields.

				and/or open space features friendly to children such as playgrounds	
	Life Expectancy	1 Least Equitable	Life expectancy (in years): 72.80	<i>This metric is not expected to be directly impacted by the applicant but may be indirectly improved via other metrics.</i>	<ul style="list-style-type: none"> N/A
	Access to Transit	1 Has Access to Transit	Has Access to Transit. Site was completely inside of a transit buffer ½ mile from high-capacity transit or ¼ mile from frequent transit	<ul style="list-style-type: none"> Applicant commits to promoting the use of and access to public transit 	<ul style="list-style-type: none"> In common areas on community bulletin boards, we will post and promote use of local transit options and routing, including the bus line along Park Avenue. Case management services that are generally available at other CCH projects include services to help residents navigate RTD system, acquire discounted RTD passes, and more.
	Access to Centers and Corridors	1	0-24% of the area is covered by a walk, bike, and driveshed to a center or corridor.	<ul style="list-style-type: none"> Applicant maps and identifies existing community services in the area 	<ul style="list-style-type: none"> In common areas on community bulletin boards, we will post and promote community resource centers and other local facilities Promote project proximity to nearby regional trail – S Platte River Trail and Colorado Front Range Trail.

REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

For Vulnerability to Involuntary Displacement, this area’s average score is 3 out of 3. This means that the area is considered vulnerable to displacement. Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	Educational Attainment	Rental Occupancy	Median Household Income
Score	1	1	1
	Vulnerable	Vulnerable	Vulnerable

Metric	Score	Description	Consideration for Improvement	Response from Applicant
Educational Attainment	1 Vulnerable	Percent of 25-year-olds and older without a college degree: 79.97% Citywide Average: 50.6% Lack of opportunities for higher education can leave residents unable to make more money and get jobs to offset increased costs	<ul style="list-style-type: none"> Applicant to provide list of local resources for educational assistance Commit to provide on-site job training or education for neighborhood residents 	<ul style="list-style-type: none">
Rental Occupancy	1 Vulnerable	Percent of Renter Occupied: 55.49% Citywide Average: 50.12%	<ul style="list-style-type: none"> Commit to provide on-site, income-restricted ownership units and provide preference for those units to people who already live or recently in the neighborhood 	<ul style="list-style-type: none"> Applicant intends to provide on-site income restricted rental units per its on-going conversations and commitments to Denver HOST. Project anticipates to be 100% rental and 100% affordable. This is a conversion to new housing use at the property and will not cause displacement. This site and proposed project financing would not be well-suited for home ownership, although CCH services can result in connecting residents to home-ownership.
Median Household Income	1 Vulnerable	Median Household income: \$49,737 Denver's Median household income: \$68,952	<ul style="list-style-type: none"> Commit to provide on-site job training or education for neighborhood residents Commit to incorporating access to affordable childcare options on-site 	<ul style="list-style-type: none">

EXPANDING HOUSING DIVERSITY - providing a better and more inclusive range of housing in all neighborhoods.

For Housing Diversity, this area’s average score is 3 out of 5, with the area scoring low on the amount of income restricted units. Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	Missing Middle Housing	Diversity of Bedroom Count Per Unit	Owners to Renters	Housing Costs	Income Restricted Units
Score	0	1	1	0	1
	Not Diverse	Diverse	Diverse	Not Diverse	Diverse

Metric	Score	Description	Consideration for Improvement	Applicant Response
Missing Middle Housing	0 Not Diverse	Percent Housing with 2-19 units: 8.97% Citywide: 19% If an area had over 20% middle density housing units, it was considered “diverse”, if it was less than 20% middle density it was considered “not diverse.”	<ul style="list-style-type: none"> Applicant commits to provide a diverse mix of residential types on-site: multi-family, duplex, and single family Applicant provides certain percentage of missing middle housing types 	<ul style="list-style-type: none">
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: 1.20 Mix Type: Mixed Measured by comparing the number of housing units with 0-2 bedrooms to the number of units with 3 or more bedrooms.	<ul style="list-style-type: none"> Applicant commits to build units with a variety of bedroom counts Applicant commits to provide a certain percentage of 3 + bedroom units 	<ul style="list-style-type: none"> Proposed development has not yet been designed, but anticipates a mix of bedroom types compatible with the needs of the low income community and local market.
Owners to Renters	1 Diverse	Owners: 44.51% Renters: 55.49% Denver Owners: 49.9% Denver Renters: 50.1%	<ul style="list-style-type: none"> Applicant commits to provide a strong mix of ownership vs rental properties 	<ul style="list-style-type: none">
Housing Costs	0	Mix Type: High	<ul style="list-style-type: none"> Applicant commits to providing income-restricted units on-site (AMI) 	<ul style="list-style-type: none">

	Not Diverse	The ratio of (a) housing units affordable to households earning up to 80% if the city's median income to (b) housing units affordable to households earning over 120% of the city's median income.	<ul style="list-style-type: none"> levels should be tailored to the identified need for that area) <ul style="list-style-type: none"> Commit to alternative options to reduce housing costs, such as participation in a community land trust 	
Income Restricted Units	1 Diverse	Income Restricted Units: 376 Citywide Average Income Restricted Units: 175.4	<ul style="list-style-type: none"> Applicant commits to provide a specific amount of Income Restricted Units on-site 	<ul style="list-style-type: none">

EXPANDING JOB DIVERSITY - providing a better and more inclusive range of employment options in all neighborhoods.

Job Diversity in this area is similar to the City's overall job mix, with fewer retail options compared to the city. Specific metrics are defined below, along with considerations that align with the goals of Blueprint Denver. The applicant is expected to consider additional proposals that are identified in Equity Menu of Strategies attached to this document.

	Retail	Innovation	Manufacturing
Score	29.59%	31.47%	38.93%
	City Wide Average 53.5%	City Wide Average 35.7%	City Wide Average 10.7%

Metric	Score	Description	Consideration for Improvement	Applicant Response
Total Jobs	4356 Jobs	Total Jobs per Acre: 5.29	<ul style="list-style-type: none"> Applicant commits to providing a range of retail choices that fills the gap of community-wide services 	<ul style="list-style-type: none">
Retail	1289 Jobs 29.59%.	This is less than the citywide Retail average of 53.5% Retail Jobs per Acre: 1.57	<ul style="list-style-type: none"> Commit to provide on-site retail spaces that create retail related jobs, to help balance the mix of retail jobs in the area 	<ul style="list-style-type: none"> Project is anticipated to create permanent jobs through property management, case management and associated services. Additional space for non-housing use will be considered throughout the design process.
Innovation	1371 Jobs 31.47%.	This is less than the citywide Innovation average of 35.7% Innovation Jobs per Acre: 1.67	<ul style="list-style-type: none"> Commit to provide on-site jobs of a certain type to help balance mix of jobs in the area 	<ul style="list-style-type: none">
Manufacturing	1696 Jobs 38.93%.	This is greater than the citywide Innovation average of 10.7% Manufacturing Jobs per Acre: 2.06	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> The project will create construction jobs in the local area.

Next Steps

The Globeville area is part of a dynamic system of components that are forever evolving. *Blueprint Denver* establishes a framework for equitable planning across Denver. By incorporating equity into planning, neighborhoods can achieve Blueprint Denver's vision of creating dynamic, inclusive, and complete neighborhoods.

Actions

1. In response to the equity analysis provided by staff above, applicant will need to address the identified equity gaps by completing the Equity Response. The Equity Response is attached to this analysis.
2. The applicant may refer to the **Equity Menu**, also attached, for ideas about how to respond to equity gaps identified for this site.