

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

The site area's average score is: **2.722222**

The site area's lowest scores in the following categories: **{EquityValuesReport}**

Each metric is scored from 1 to 5, with 1 being the least equitable. The results are then averaged to create an overall score for the site.

Metric	Score	Description
Social Determinants of Health	1.5 {SocEqEval}	Measured by a) % of high school graduates or the equivalent for those 25 years of age or older and b) percent of families below 9.02% of the Federal Poverty Line.
Access to Parks	4 {AccessParksEval}	Measured by % of living units within .5 miles walk to a park or an open space 95.37% of households live within .5 mile walk of a park.
Access to Fresh Food	4 {AccessFoodEval}	Measured by % of living units within .5 miles walk to a full service grocery store. 52.31441% of households live within .5 walk of a full service grocery store.
Access to Healthcare	2 {AccessCareEval}	Access to Health Services - such as clinics, prenatal services, and more. 95.147679% of women received prenatal care during pregnancy.
Child Obesity	2 {COEval}	Child Obesity measures % of children in the area that are overweight/obese. {COMetric}% of children and youth are obese.
Life Expectancy	2 {LEEval}	Life expectancy (in years): 76.2
Access to Transit	4 AccessTransitEval}	Measured by the % of housing units near high-capacity and frequent transit routes.
Access to Centers and Corridors	3 {AvgAccessEval}	Measured by the % of housing units near centers and corridors.

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, the area's score is 2 out of 3.

This means that the area is Not Vulnerable.

Education attainment and rental occupancy are scored 1 if they are higher than the citywide average. Median income is scored 1 if lower than the citywide median.

Metric	Score	Description
Educational Attainment	1 Vulnerable	25-year olds and older without a college degree: 87.6% Citywide Average: 44.4%
Rental Occupancy	0 Not Vulnerable	Percent Renter-occupied: 48.7% Citywide Average: {CPct_OccupiedUnitsWithRenters}%
Median Household Income	1 Vulnerable	Neighborhood: \$57047 Citywide: \$91,681

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

For Housing Diversity, this area's score is 2 out of 5.

The following areas scored the lowest: Missing Middle Housing, Housing Costs, Income Restricted Units

Each metric is scored 1 if it is less diverse than the citywide average.

Metric	Score	Description
Missing Middle	0 Not Diverse	Percent Housing with 2-19 units:11.461619% 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."
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: 1.4076 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
Owners to Renters	1 Diverse	Owned: 51.314406% Rented: 48.685594% Denver Owners: 49.58% Denver Renters: 50.42%
Housing Costs	0 Not Diverse	Mix Type: High 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.
Income Restricted Units	0 Not Diverse	Income Restricted Units: 0 Citywide Average Income Restricted Units: 146 per Census Tract

Neighborhood change - describes neighborhood changes over time.

Metric	Score	Description
Racial/ethnic composition	2018: 65% 2023: 61%	Percent of the Regis neighborhood's population that identifies as White. There was a negative 6% change between 2018 to 2023.
Median Income	2018: \$70,208 2023: \$113,886	Median income of the Regis neighborhood. There was a 62% increase between 2018 to 2023.
Property Taxes	2022: \$2,477 2024: \$3,155	Median estimated property tax of the Regis neighborhood. There was a 27% increase between 2022 to 2024.