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 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	1 Vulnerable	25-year olds and older without a college degree: 87.6%
Attainment		Citywide Average: 44.4%
Rental Occupancy	0	Percent Renter-occupied: 48.7%
	Not Vulnerable	Citywide Average: {CPct_OccupiedUnitsWithRenters}%
Median Household	d 1 Vulnerable	Neighborhood: \$57047
Income		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%	Percent of the Regis neighborhood's population that identifies as White. There was a negative 6% change between 2018 to 2023.
	2023: 61%	
Median Income	2018: \$70,208	Median income of the Regis neighborhood.
	2023: \$113,886	There was a 62% increase between 2018 to 2023.
Property Taxes	2022: \$2,477	Median estimated property tax of the Regis neighborhood. There was a 27% increase between 2022 to 2024.
	2024: \$3,155	