

Equity Brief

Overview

What is equity?

Equity is when everyone, regardless of who they are or where they come from, has the opportunity to thrive. Where there is equity, a person’s identity does not determine their outcome. The city’s vision is for every resident to live in a complete neighborhood with access to jobs, amenities and services so that all Denverites – regardless of their race, ability, income, age, gender, etc. – can thrive.

New development projects can impact equity for an area through factors such as access to open space, access to and the mix of jobs, and housing choices. Each rezoning and/or Large Development Review (LDR) proposal provides an opportunity to understand how one project can improve, or at least not increase, existing inequities.

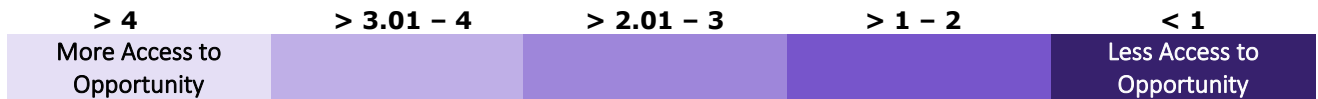
How do we measure equity?

Equity is measured using three concepts from Blueprint Denver: Access to Opportunity; Vulnerability to Displacement; and Housing and Jobs Diversity. Each equity concept is measured using multiple metrics. For example, Access to Opportunity measures several indicators that reflect the city’s goal for all neighborhoods to have equitable access to a high quality of life, including access to transit, fresh food, and open space.

How to read equity scores

Each equity concept is given a scoring metric from most equitable to least equitable. Below is an interpretation of the scoring metrics:

Access to Opportunity - measures an area’s access to opportunity through Social Determinants of Health (percent of population who are high school graduates and percent of families below the poverty line), Built Environment (access to fresh food and open space), Access to Healthcare, Child Obesity, Life Expectancy, Access to Transit, and Access to Centers and Corridors



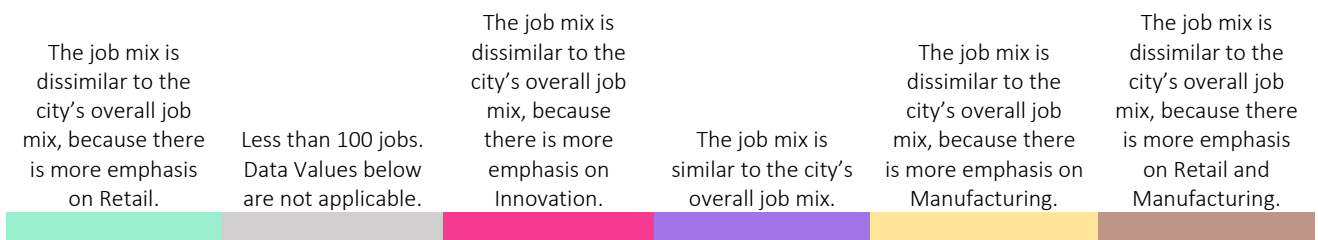
Vulnerability to Displacement – measures an area’s vulnerability to displacement through Educational Attainment, Rental Occupancy, and Median Household Income



Housing Diversity – measures the diversity of housing stock for an area compared to the city. This includes Missing Middle Housing, Diversity of Bedroom Count Per Unit, Ratio of Owners to Renters, Housing Costs, and Income Restricted Units



Job Diversity – measures two key factors related to the availability and variety of employment options: (1) Jobs density: the amount of jobs in different parts of the city, depicted by the intensity of color and measures as jobs per acre; and (2) Jobs diversity: The mix of jobs in different parts of the city. The mix of jobs is depicted by different colors:



Why do we measure equity?

Identifying issues of inequity in a specific area helps identify opportunities for new development to reduce those inequities. By specifically addressing the low-scoring metrics, we can improve the equity for the community around the site and throughout the entire city. Below is an equity analysis specific to this site. It highlights lower scores. Staff has provided potential considerations for improving the identified inequities. Please note that these are suggested examples and applicant is expected to provide a broader set of solutions through the Equity Menu provided as an attachment to this document.

Site Equity Analysis

The Equity Analysis below includes 1) equity considerations for the site from adopted plans; 2) scores for specific *Blueprint Denver* equity measures; and 3) initial recommendations for the applicant to consider at the time of development review. This list is not meant to be an exclusive or exhaustive list, and coordination of agreed-upon equity improvements will be an iterative process between the applicant team and the city. Staff has carefully considered and identified equity concerns specific to the site. The planning and equity context for 950 and 970 Federal Boulevard is summarized below, with additional maps and context attached as an appendix.

Next Steps

The Sun Valley 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 such as those in the West area 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.

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

This report is for parcel: **0505416050000**

The site area's average score is: **3.666667**

The site area's lowest scores in the following categories: **Social Determinants of Health, Life Expectancy, Access to Fresh Foods**

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 3

	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	5	1	5	3	1	5	5
	Least Equitable	Most Equitable	Least Equitable	Most Equitable	Somewhat Equitable	Least Equitable	Most Access to Transit	Most Access to Centers and Corridors

Metric	Score	Description	Examples of Considerations for Improvement
Social Determinants of Health	1 Least Equitable	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.	Commit to incorporate affordable childcare uses into future on-site development
Access to Parks	5 Most Equitable	Measured by % of living units within .5 miles walk to a park or an open space 100% of households live within .5 mile walk of a park.	Commit to provide publicly accessible open space above and beyond the 10% requirement for sites 5+ acres (higher quantity)
Access to Fresh Food	1 Least Equitable	Measured by % of living units within .5 miles walk to a full service grocery store. 0% of households live within .5 walk of a full service grocery store.	Commit to provide fresh food uses on-site such as: community garden, local market, produce boxes or full-service grocery
Access to Healthcare	5 Most Equitable	Access to Health Services - such as clinics, prenatal services, and more. 97.122302% of women received prenatal care during pregnancy.	Conduct a healthcare site gap/market analysis to determine whether future partnership with a regional care facility, satellite offices or urgent care facilities might be appropriate
Child Obesity	3 Somewhat Equitable	Child Obesity measure % of children in the area that are overweight/obese. 0.1697% of children and youth are obese.	Commit to provide additional publicly accessible open space and/or open space features friendly to children such as playgrounds
Life Expectancy	1 Least Equitable	Life expectancy (in years): 75	

Access to Transit

5

Most Access to Transit

Commit to provide subsidized Eco passes

Commit to an off-site improvement that addresses pedestrian or bicycle connectivity

Access to Centers and Corridors

5

Most Access to Centers and Corridors

Commit to mixed-use development on-site with a focus on commercial, retail and community uses that are needed in the area

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

The job mix is dissimilar to the city’s overall job mix, because there is more emphasis on Manufacturing

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	56.097561%	6.923682%	36.978757%
	Citywide Average: 56.7%	Citywide Average: 35%	Citywide Average: 10%

Metric	Score	Description	Examples of Considerations for Improvement
Total Jobs	2542 Jobs	Total Jobs per Acre: 6.202304	Commit to provide on-site jobs, ideally with targeted outreach to specific communities
Retail	1426 Jobs 56.097561%	is greater than the citywide Retail average of of 52.7% Retail Jobs per Acre: 3.479341	Commit to provide below-market commercial space for small businesses, nonprofits, incubator space, cultural uses or community-serving enterprises
Innovation	176 Jobs 6.923682%	is less than the citywide Innovation average of of 37.3% Innovation Jobs per Acre: 0.429428	Commit to provide on-site jobs of a certain type to help balance mix of jobs in the area
Manufacturing	940 Jobs 36.978757%	is greater than the citywide Manufacturing average of of 10% Manufacturing Jobs per Acre: 2.293535	Create or contribute to a mentoring program at a local high school Fund a secondary education program (grants to online education or technical school for local residents and/or on-site employees)

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

For Housing Diversity, this area's score is 3 out of 5.

The following areas scored the lowest: Owners to Renters, Housing Costs

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

Metric	Score	Description	Examples of Considerations for Improvement
Missing Middle	1 Diverse	Percent Housing with 2-19 units:31.990521% 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."	Commit to provide missing housing typologies on-site (2-19 unit formats), affordable to households between 80-120% AMI
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: 1.4114 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	Commit to provide units with 3 or more bedrooms on-site, especially for income-restricted units
Owners to Renters	0 Not Diverse	Owned: 9.399478% Rented: 90.600522% Denver Owners: 49.58% Denver Renters: 50.42%	Commit to provide income-restricted units that are ownership or rental depending on identified need
Housing Costs	0 Not Diverse	Mix Type: The ratio of (a) housing units affordable to households earning up to 80% of the city's median income to (b) housing units affordable to households earning over 120% of the city's median income.	Commit to alternative options to reduce housing costs, such as participation in a community land trust
Income Restricted Units	1 Diverse	Income Restricted Units: 583 Citywide Average Income Restricted Units: 146 per Census Tract	Commit to provide income-restricted units on-site which will fill in the AMI levels not being met in the census tract

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 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. For sites scoring 3 out of 3, please refer to the supplemental data maps attached to this report. 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

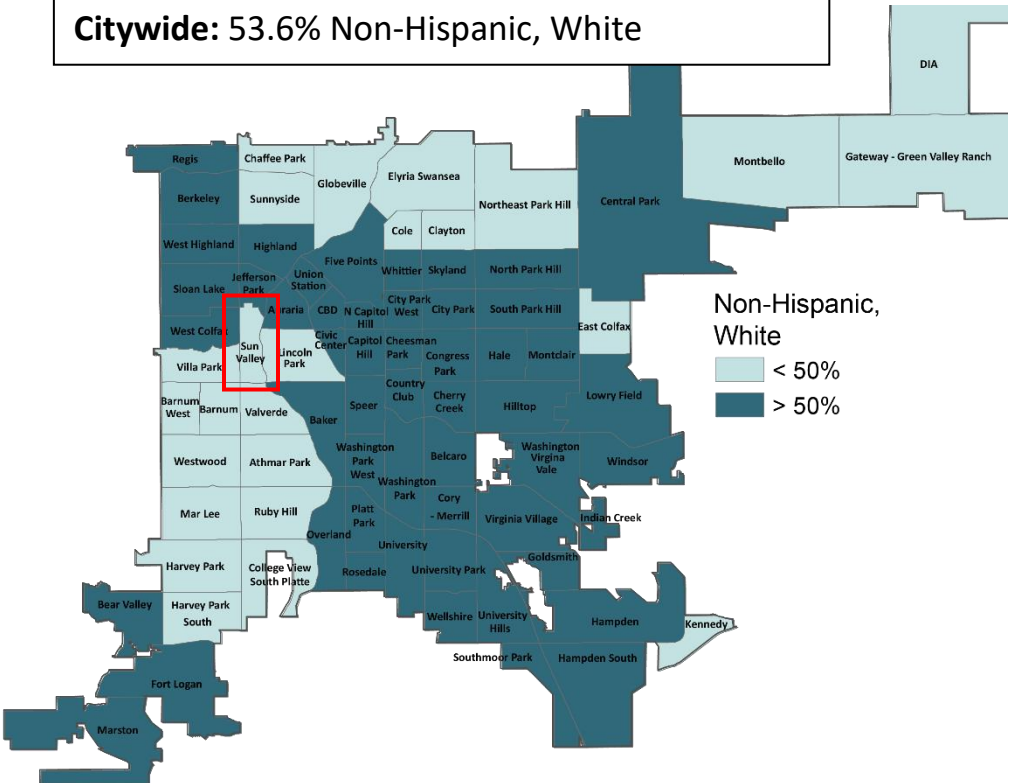
Score	1	1	1
	Vulnerable	Vulnerable	Vulnerable

Metric	Score	Description	Examples of Considerations for Improvement
Educational Attainment	1 Vulnerable	25-year olds and older without a college degree: 89.7% Citywide Average: 47.5%	Commit to provide on-site income-restricted units for the most vulnerable populations (below 30% AMI, veterans, disabled etc.) with associated service providers (Family Tree or similar) Commit to provide on-site job training or education for neighborhood residents Commit to dedicate land to the city for affordable housing
Rental Occupancy	1 Vulnerable	Percent Renter-occupied: 90.6% Citywide Average: 50.43%	Commit to provide on-site income restricted ownership units with a preference for those units to people who already live or recently lived in the neighborhood Commit to targeted outreach for on-site jobs
Median Household Income	1 Vulnerable	Neighborhood: \$19650 Citywide: \$78,177	Commit to provide on-site job training or education for neighborhood residents Commit to incorporating access to affordable childcare options on-site

Current Demographics and Changes Over Time

Racial Composition | 2021

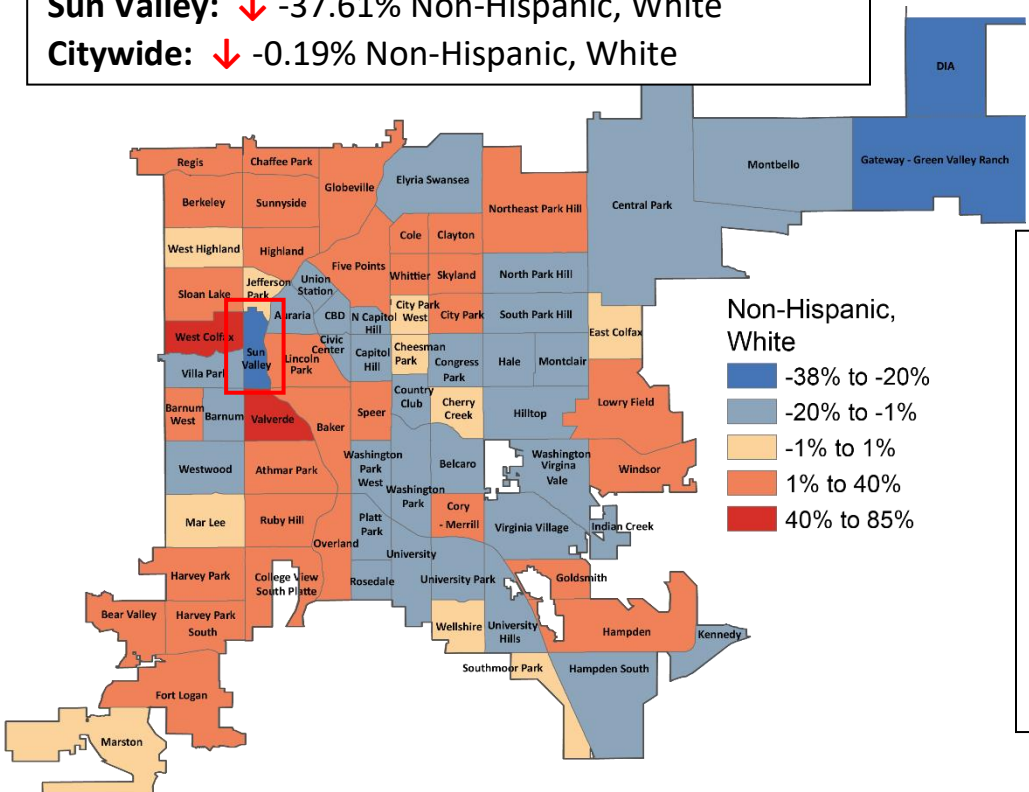
Sun Valley: 7.7% Non-Hispanic, White
Citywide: 53.6% Non-Hispanic, White



Communities of color are often more vulnerable to involuntary displacement. This map helps us understand where there are neighborhoods with more people of color compared to the rest of the city.

Racial Composition | 2018-2021 (% Change)

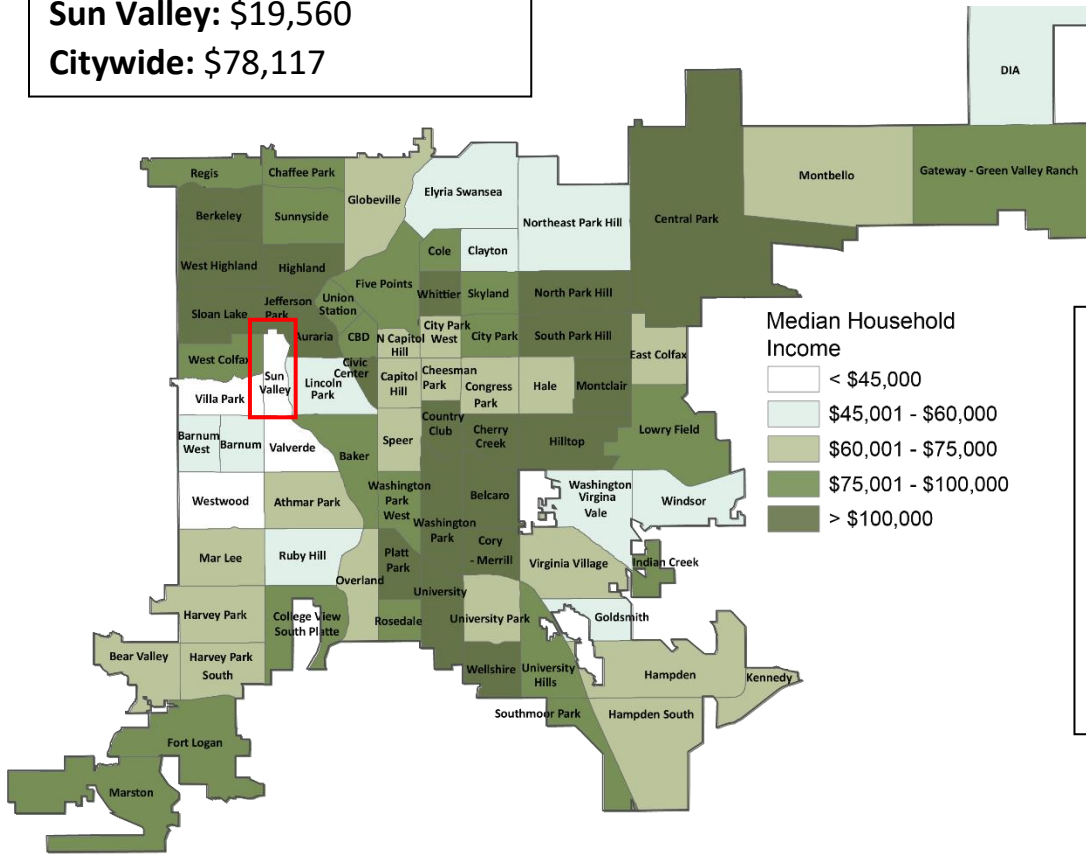
Sun Valley: ↓ -37.61% Non-Hispanic, White
Citywide: ↓ -0.19% Non-Hispanic, White



Racial composition helps us understand how neighborhoods change over time. A reduction in people of color (or an increased in non-Hispanic, White) is often an indicator that an area is experiencing involuntary displacement. Sun Valley has experienced a very large decrease in the proportion Non-Hispanic, White population, especially compared to Denver as a whole.

Median Household Income | 2021

Sun Valley: \$19,560
Citywide: \$78,117

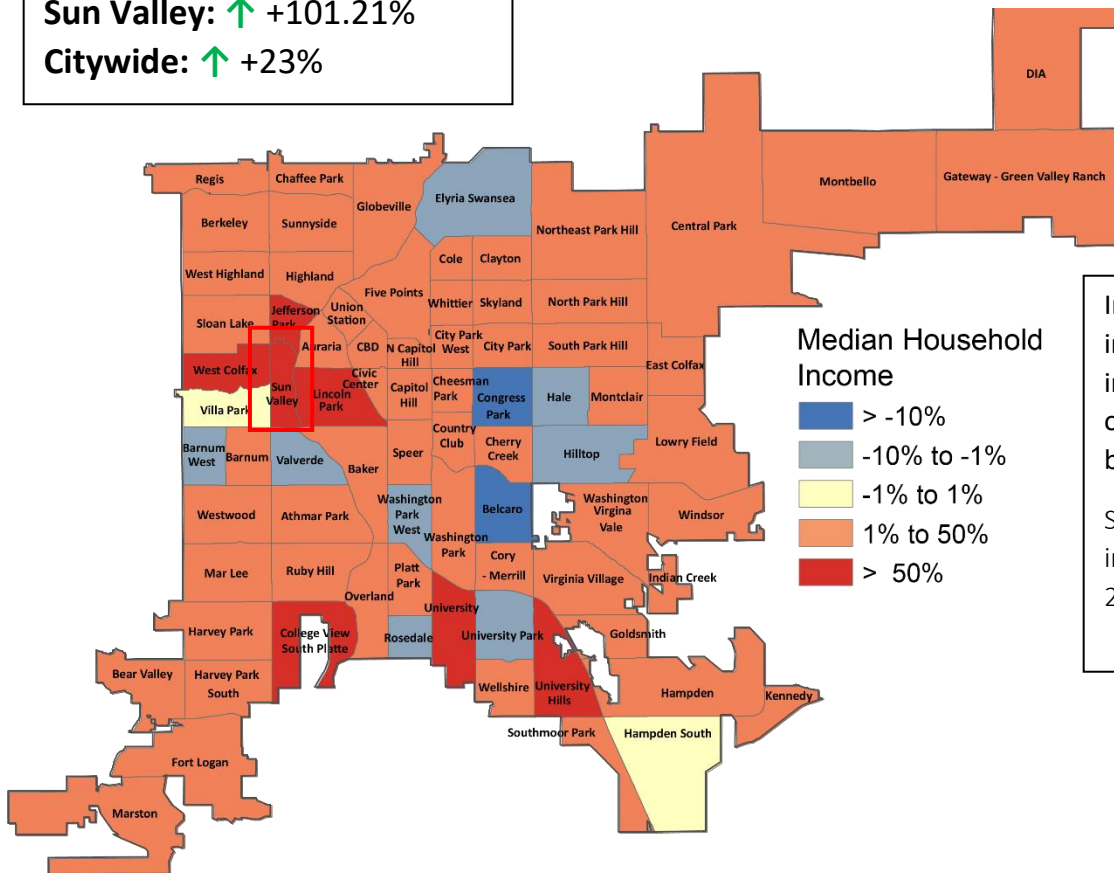


Median household income can be an indicator of vulnerability to displacement since lower income households are more susceptible to displacement.

Sun Valley has a substantially lower median income than the citywide median.

Median Household Income | 2018-2021 (% Change)

Sun Valley: ↑ +101.21%
Citywide: ↑ +23%

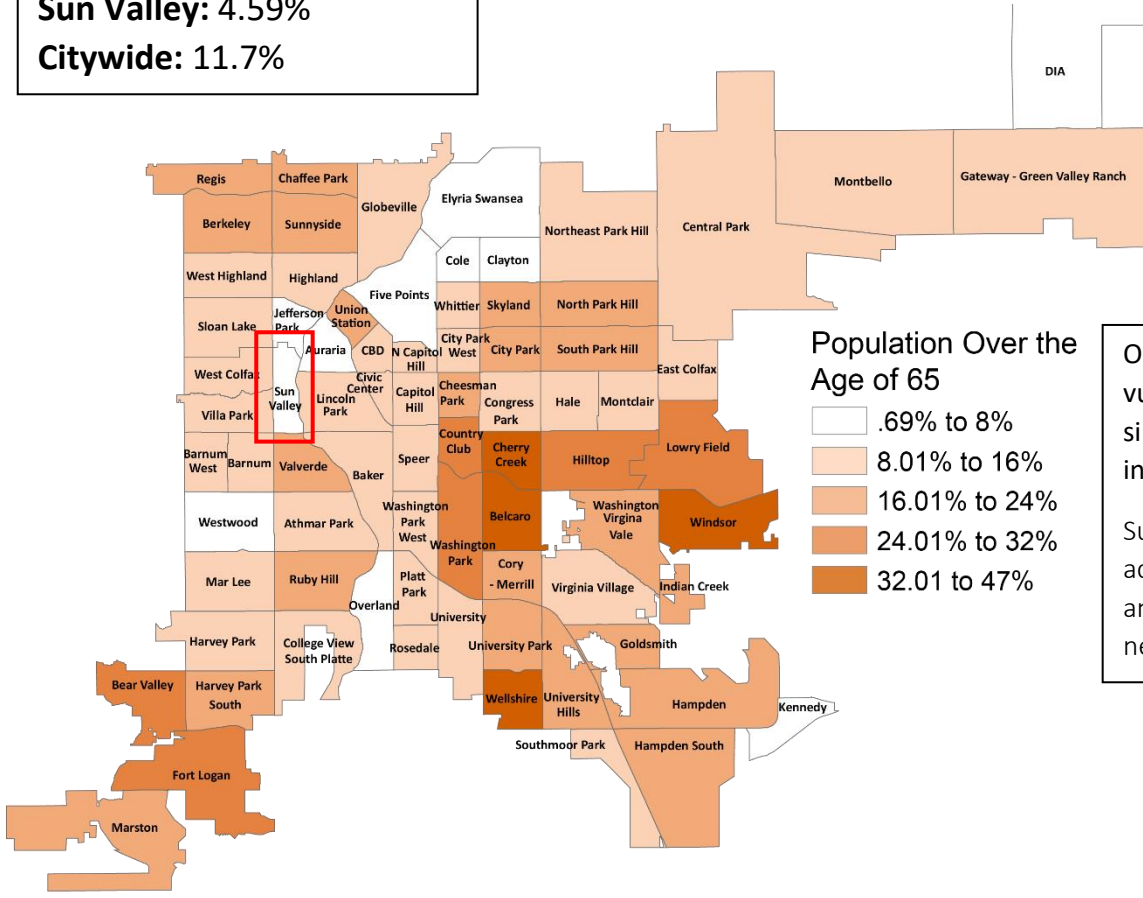


Increasing median household income could indicate higher-income families moving in, a sign of lower-income households being displaced.

Sun Valley had a greater increase in median household income from 2018-2020 compared to the city.

Population Over the Age of 65 | 2021

Sun Valley: 4.59%
Citywide: 11.7%

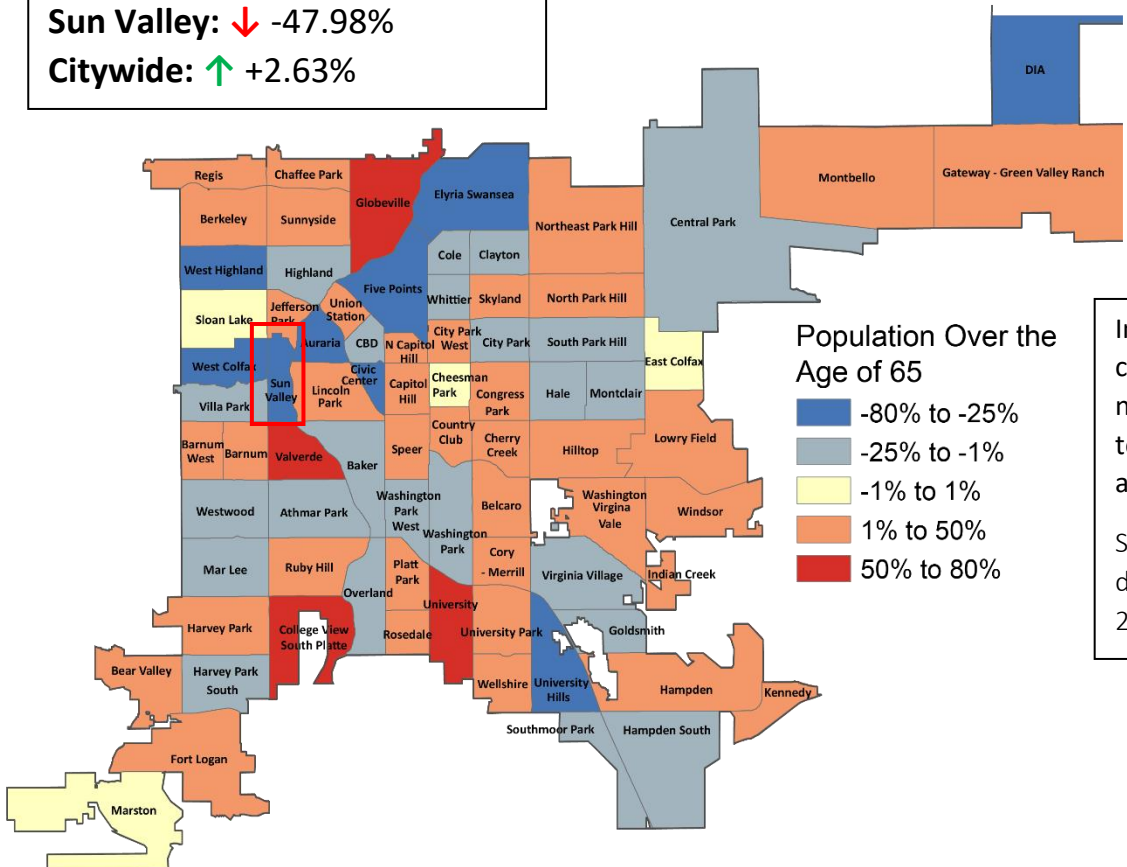


Older adults can be more vulnerable to displacement since they typically have fixed incomes.

Sun Valley has fewer older adults compared to the city and compared to many other neighborhoods.

Population Over the Age of 65 | 2018-2021 (% Change)

Sun Valley: ↓ -47.98%
Citywide: ↑ +2.63%

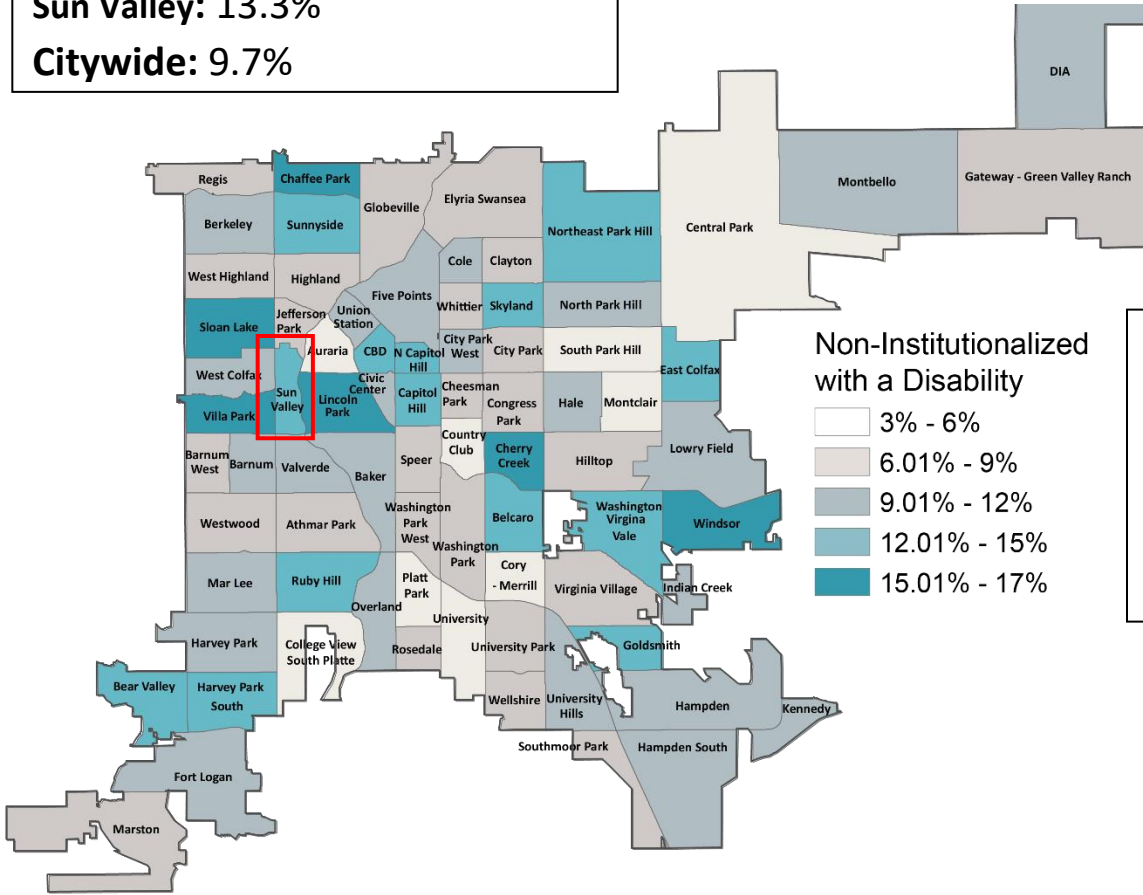


Increases in elderly population could mean more people in a neighborhood who are vulnerable to displacement if property values and property taxes increase.

Sun Valley experienced a greater decrease in older adults from 2018-2020 compared to the city.

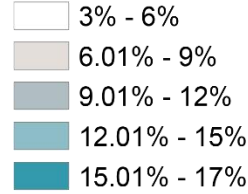
Residents with a Disability* | 2021

Sun Valley: 13.3%
Citywide: 9.7%



*Measure reflects the percentage of residents with a disability who live at home rather than in a residential facility.

Non-Institutionalized with a Disability

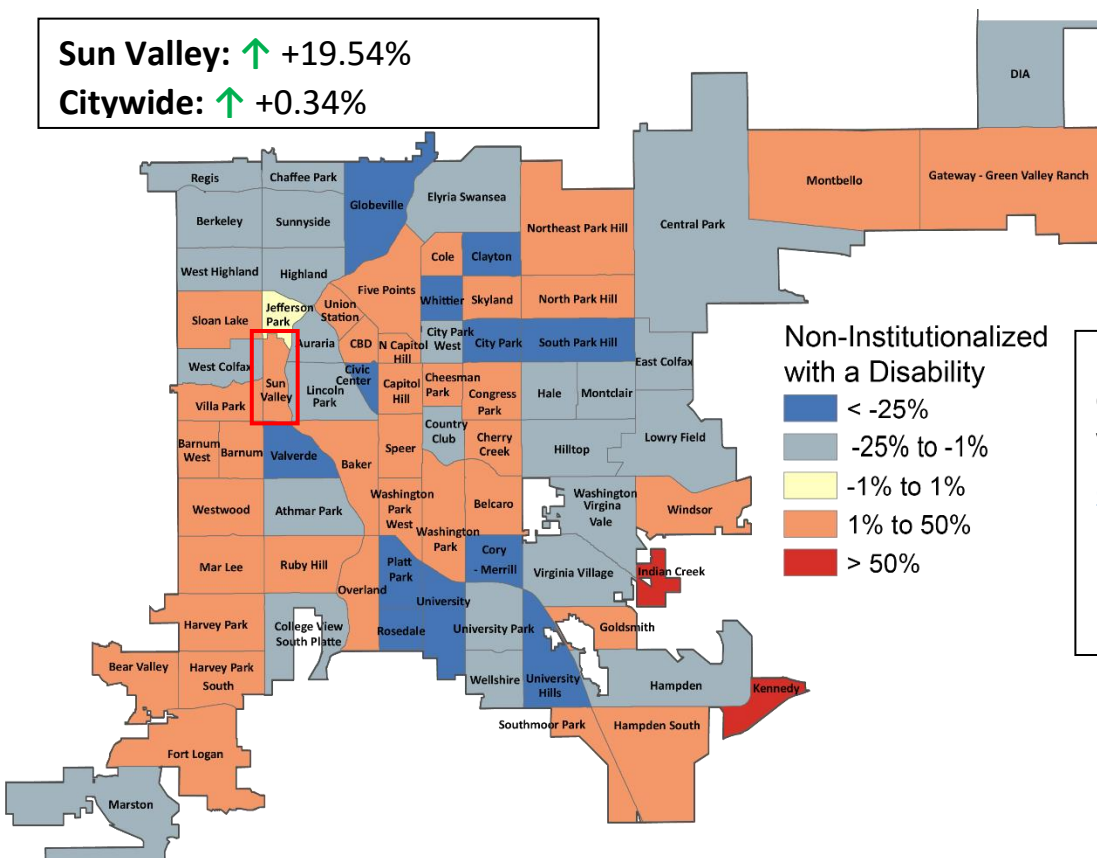


People with disabilities may be more vulnerable to displacement.

Sun Valley has more people with disabilities compared to the city and compared to many other neighborhoods.

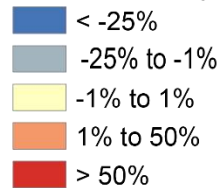
Residents with a Disability* | 2018-2021 (% Change)

Sun Valley: ↑ +19.54%
Citywide: ↑ +0.34%



*Measure reflects the percentage of residents with a disability who live at home rather than in a residential facility.

Non-Institutionalized with a Disability



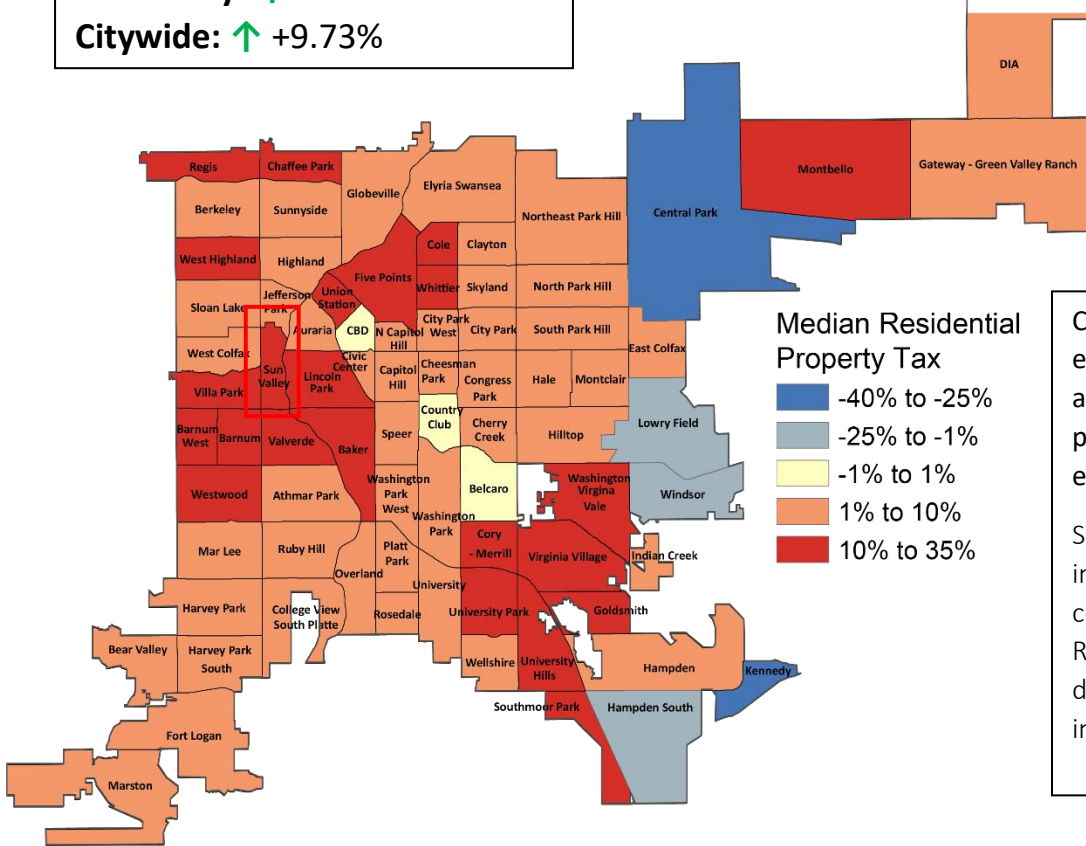
Increases in people with disabilities could mean more people who are vulnerable to displacement.

Sun Valley experienced an increase in people with disabilities from 2018-2020 compared to the city.



Median Residential Property Tax | 2020-2022 (% Change)

Sun Valley: ↑ +33.63%
Citywide: ↑ +9.73%



Median Residential Property Tax

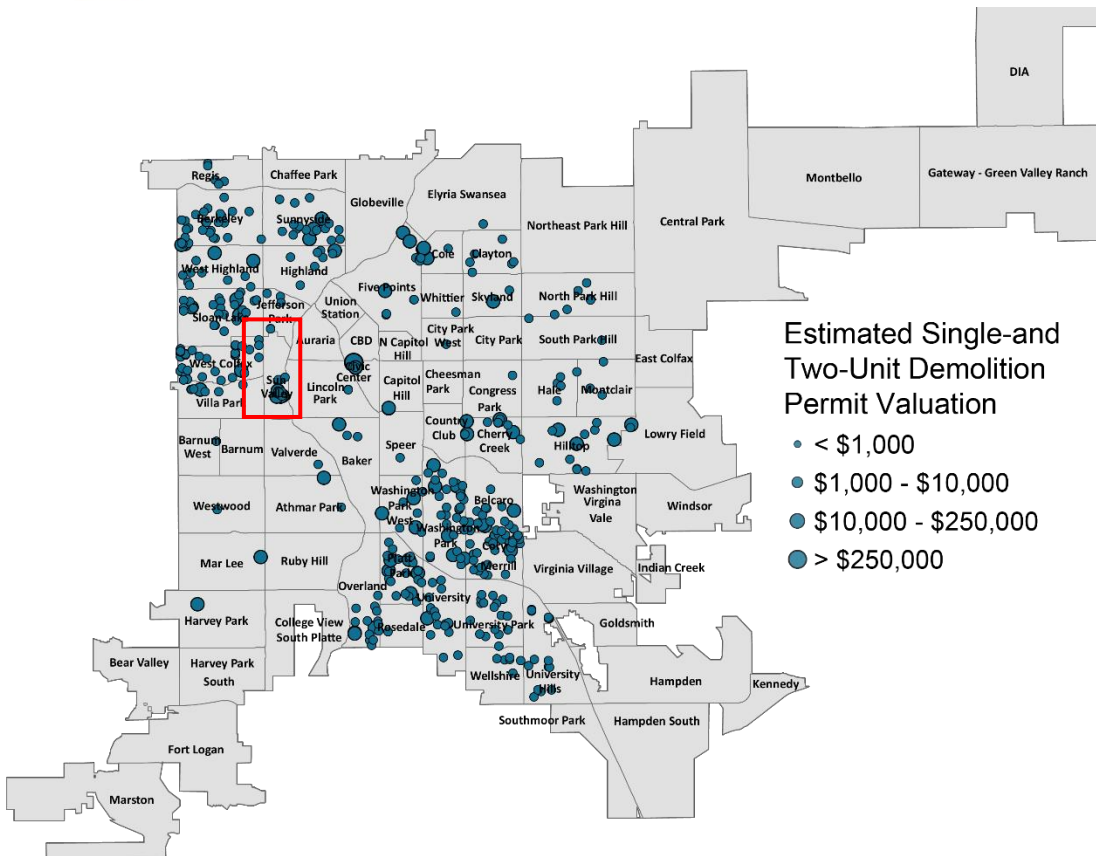
- -40% to -25%
- -25% to -1%
- -1% to 1%
- 1% to 10%
- 10% to 35%

Changes in the housing market – especially increasing property values and property taxes – indicate market pressures and the possibility for existing residents to be displaced.

Sun Valley experienced a higher increase in median property tax compared to Denver from 2020-2022. Residents may be more vulnerable to displacement if they cannot afford increasing taxes on their property.



Single-and Two-Unit Demolition Permits | 2022



Estimated Single-and Two-Unit Demolition Permit Valuation

- < \$1,000
- \$1,000 - \$10,000
- \$10,000 - \$250,000
- > \$250,000

Demolitions of existing homes signals market investment and the possibility for increasing property values, which could create displacement pressure.

EQUITY RESPONSE:

Please provide a response that details how the proposed zone district will either advance Blueprint Denver’s equity concepts or, at a minimum, prevent further inequitable scores in the immediate and surrounding area. For suggestions, refer to the attached menu of strategies document.

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

Response from Applicant

Empty response area for Access to Opportunity.

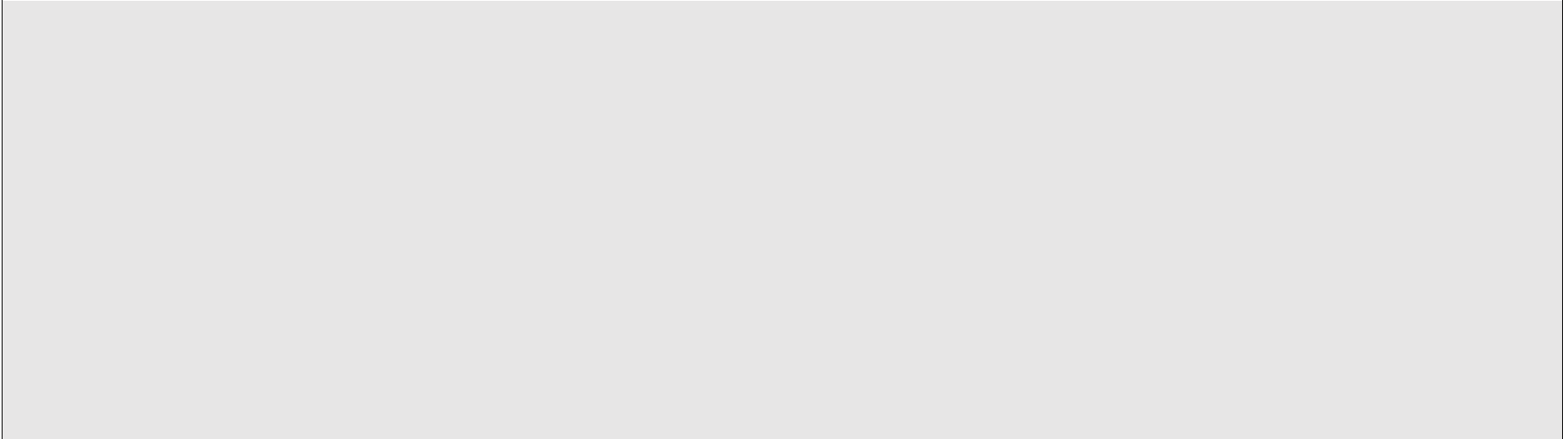
REDUCING VULNERABILITY TO DISPLACEMENT – Stabilizing residents and businesses who are vulnerable to involuntary displacement due to increasing property values and rents.

Response from Applicant

Empty response area for Reducing Vulnerability to Displacement.

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

Response from Applicant

A large, empty rectangular area with a light gray gradient background, intended for the applicant's response to the housing diversity question.

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

Response from Applicant

A large, empty rectangular area with a light gray gradient background, intended for the applicant's response to the job diversity question.

ACCESS TO OPPORTUNITY

Metrics	Potential Strategies by applicant to improve access to opportunity
<p>Social Determinants of Health Measured by a) % of high school graduates or the equivalent for those 25 years of age or older and b) percent of families below 100% of the Federal Poverty Line</p>	<ul style="list-style-type: none"> • Commit to incorporate affordable childcare uses into future on-site development • Commit to provide on-site income-restricted units, especially for 50% AMI and below • Commit to provide family services on-site through a provider such as Family Tree or partnership with local organization that promotes early parent-child learning and educational resources
<p>Built Environment – Access to fresh food Measured by % of residents within ¼-mile walk to a full-service grocery store</p>	<ul style="list-style-type: none"> • Commit to provide fresh food uses on-site such as: community garden, local market, produce boxes, or full-service grocery
<p>Built Environment – Access to open space Measured by % of living units within ¼-mile walk to a park or open space</p>	<ul style="list-style-type: none"> • Commit to provide publicly accessible open space above and beyond the 10% requirement for sites 5+ acres (higher quantity) • Commit to provide publicly accessible open space for sites less than 5 acres in size • Commit to provide publicly accessible open space features or amenities in response to community desires or service gaps such as playgrounds or recreational areas • Contribute funds or land to an off-site park or trail connection close to the site to increase access, acreage and/or quality of the local parks and recreation system • Commit to public dedication of open space for a neighborhood, community or regional park per DPR standards
<p>Access to Health Care – Measured by % of pregnancies without first trimester prenatal care</p>	<ul style="list-style-type: none"> • Request applicant conduct a healthcare site gap/market analysis to determine whether future partnership with regional care facility, satellite offices, or urgent care facilities might be appropriate

Equity Menu of Strategies

<p>Morbidity Measured by % of children that are overweight/obese</p>	<ul style="list-style-type: none"> • Commit to install and provide water/management for community garden • Commit to provide additional publicly accessible open space and/or open space features friendly to children such as playgrounds • Partner with recreational providers to provide additional access to on-site open space for surrounding schools, etc. • Ensure future development review steps (framework, SDP, etc) contain walkability analysis and that site itself contains pedestrian-oriented site design to encourage physical movement • Include bike connection analysis to city bikeways and/or trails
<p>Mortality – measured by average life expectancy</p>	
<p>Access to transit – measured by units within a ½ mile from high capacity transit or ¼ mile from frequent transit network</p>	<ul style="list-style-type: none"> • Commit to provide subsidized Eco passes • Commit to provide a circulator or shuttle to connect employees/residents to transit • Commit to contribute money to a TMA in the area • Require walkability analysis to identify additional pedestrian opportunities including sidewalk completion where gaps exist, safe crossings at intersections to promote pedestrian and bike connections • Commit to an off-site improvement that addresses pedestrian or bicycle connectivity, such as sidewalk improvements, bicycle facilities, etc. • Commit to provide on-site employees with a parking ‘cash out’ program. • Commit to provide bicyclist support amenities, such as secured and enclosed bicycle parking areas, repair kits, maintenance areas. • Commit to provide free shared bicycle, e-bike, or micromobility share on-site
<p>Access to center and corridors – measured by access through walkshed (1/2 mile), bikeshed (2 miles) or driveshed (5 miles) to each local center, local corridor, community corridor or regional center on the Blueprint Denver future places map</p>	<ul style="list-style-type: none"> • Commit to provide a circulator or shuttle to better connect employees/residents to existing nearby centers/corridors • Commit to provide off-site sidewalk improvements or bicycle connections to improve connection to existing nearby centers/corridors • Commit to mixed-use development on-site with a focus on commercial, retail and community uses that are needed in the area

VULNERABILITY TO DISPLACEMENT

Metrics	Potential Strategies by applicant to mitigate impacts of the proposed rezoning
For areas scoring vulnerable to displacement (2 or 3)	<ul style="list-style-type: none"> • Commit to provide on-site income-restricted units • Commit to provide on-site income-restricted units for the most vulnerable populations (below 30% AMI, veterans, disabled, etc.) with associated services providers (Family Tree or similar) • Commit to provide on-site income-restricted units with a preference for those units to people who already live or recently lived in the neighborhood • Commit to dedicate land to the city for affordable housing construction
Area’s % of residents with less than a bachelor’s degree is higher than Denver’s average of 54% of residents with less than a bachelor’s degree	<ul style="list-style-type: none"> • Commit to provide on-site job training or education for neighborhood residents • Commit to targeted outreach for on-site jobs
Area’s % of renter-occupied units is higher than Denver’s average of 50% renter-occupied units	<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
Area’s median household income is lower than Denver’s median household income	<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

HOUSING DIVERSITY

Metrics	Potential strategies by applicant to improve housing diversity
<p>Missing middle housing Measured by % of housing in 2-19 unit range, compared to Denver</p>	<ul style="list-style-type: none"> • Commit to provide missing housing typologies on-site (2-19 unit formats), affordable to households between 80-120% AMI
<p>Diversity of unit size Measured by units with 0-2 bedrooms vs. 3+ bedrooms</p>	<ul style="list-style-type: none"> • Commit to provide units with 3 or more bedrooms on-site, especially for income-restricted units
<p>Owners compared to renters Measured by % of owners vs. renters, compared to Denver</p>	<ul style="list-style-type: none"> • Commit to provide income-restricted units that are ownership or rental depending on identified need
<p>Housing costs Measured by ratio of housing units affordable up to 80% AMI to units affordable to 120%+ AMI</p>	<ul style="list-style-type: none"> • Commit to provide income-restricted units on-site (AMI levels should be tailored to the identified need for that area) • Commit to alternative options to reduce housing costs, such as participation in a community land trust
<p>Income restricted units Compare the number of IRUs per census tract to the citywide average of 160.8 IRUs per tract</p>	<ul style="list-style-type: none"> • Commit to provide income-restricted units on-site which will fill in the AMI levels not being met in the census tract

JOBS DIVERSITY

Metrics	Potential strategies by applicant to improve housing diversity
<p>Total Jobs Measured by number of jobs per acre</p>	<ul style="list-style-type: none"> • Commit to provide on-site jobs, ideally with targeted outreach to specific communities
<p>Diversity of Job Type % of jobs of the following type compared to the citywide job mix:</p> <ul style="list-style-type: none"> • Retail • Innovation • Manufacturing 	<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 • Commit to provide below-market commercial space for small businesses, nonprofits, incubator space, cultural uses, or community-serving enterprises • Create or contribute to a mentoring program at local high school • Fund a secondary education program (grants to online education or tech school for local residents and/or on-site employees)