

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:

<p>The job mix is dissimilar to the city’s overall job mix, because there is more emphasis on Retail.</p>	<p>Less than 100 jobs. Data Values below are not applicable.</p>	<p>The job mix is dissimilar to the city’s overall job mix, because there is more</p>	<p>The job mix is similar to the city’s overall job mix.</p>	<p>The job mix is dissimilar to the city’s overall job mix, because there is more emphasis on Manufacturing.</p>	<p>The job mix is dissimilar to the city’s overall job mix, because there is more emphasis</p>
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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 the [3625 W 10th Avenue](#) is summarized below, with additional maps and context attached as an appendix.

Site Equity Scores and Recommended Actions

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

The site area's average score is 2.13, with low scores in Social Determinants of Health, Built Environment (access to fresh food score low), Access to Healthcare, and Child Obesity. These specific metrics are defined below, along with considerations that align with the goals 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	2	3	1	2	2	3	1	3
	Least Equitable	Somewhat Equitable	Least Equitable	Less Equitable	Less Equitable	Somewhat Equitable	Has Access to Transit	50-74% 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	2 Less 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 100% of the Federal Poverty Line. 32.5% of 25-year-olds and older without a high school degree; 19.48% of families are below the federal poverty line. The Citywide average number of families below the poverty line is 8.2%.	<ul style="list-style-type: none"> Applicant commits to provide on-site income-restricted units, especially for 50% and below 	We are providing 7 units total. 2 of 7 will only be 550sf and the other 5 will be around 1,200sf. Our intent is to keep the price point low while also providing parking for each unit. By keeping our entry points low, we can keep all units affordable relative to the mean income in the area for a new build, for sale product.
Built Environment	Access to Parks and Fresh Food	3 Somewhat Equitable	Measured by % of living units within ¼-mile walk to a park and a full service grocery store 100% of households live within ¼ walk of the park. 0% of residents live within ¼ of a full service grocery store.	<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"> The Gulch is directly to the north and seems to be a large topic for activation and new improvements. At this scale of project, we cannot offer much support for fresh food unfortunately.
	Access to Healthcare	2 Less Equitable	Access to Health Services - such as clinics, prenatal services, and more. 18.04% of women receive no prenatal care during the first	<ul style="list-style-type: none"> Applicant maps and identifies where existing facilities are in the area <i>This metric is not expected to be directly impacted by an applicant-driven rezoning but may be indirectly improved via other metrics</i> 	<ul style="list-style-type: none"> Westside Family Health Center (0.7 miles) Beacon Place (0.7 miles) Sloan's Lake Primary Care Center (0.9 miles)

			trimester of pregnancy in this area		
	Child Obesity	2 Less Equitable	Child Obesity measure % of children in the area that are overweight/obese. 20.0% of children and youth are obese	<ul style="list-style-type: none"> Commit to provide additional publicly accessible open space and/or open space features friendly to children such as playgrounds Ensure future development review steps (framework, SDP, etc) contain walkability analysis and that site itself contains pedestrian-oriented site design to encourage physical movement 	<ul style="list-style-type: none"> Promote active lifestyle for children while emphasizing access to existing parks in the area. We will be providing extra bike storage and parking to encourage an active lifestyle.
	Life Expectancy	3 Somewhat Equitable	Life expectancy (in years): 78.5	<i>This metric is not expected to be directly impacted by the applicant but may be indirectly improved via other metrics.</i>	
	Access to Transit	1	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 Commit to an off-site improvement that addresses pedestrian or bicycle connectivity, such as sidewalk improvements, bicycle facilities, etc. Commit to provide bicyclist support amenities, such as secured and enclosed bicycle parking areas, repair kits, maintenance areas. 	<ul style="list-style-type: none"> Wonderful stop within .25 miles of the rail directly to the north. Large network of trails to the north to connect our location to the immediate east and west.
	Access to Centers and Corridors	3	Local Score: 3 Evaluation: 50-74% 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"> Set Free Church of Denver (0.4 miles) Wav Community Center (1.7 miles) Adventist Community Services (2.3 miles)

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 2 out of 3. This means that the area is considered vulnerable to displacement. Specific metrics are defined below, along with considerations that align with 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	0	1
	Vulnerable	Vulnerable	Vulnerable

Metric	Score	Description	Consideration for Improvement	Response from Applicant
Educational Attainment	1 Vulnerable	Percent of 25-year-old and older without a college degree: 70.4% Citywide Average: 49.7% 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 	We were not able to identify brick and mortar learning facilities within 1 mile. For online schooling, we found numerous opportunities. In regards to online requests, we know of plenty sub contractor work desired and can share.
Rental Occupancy	0 Not Vulnerable	Percent of Renter Occupied: 39% Citywide Average: 49.55%	<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 	We will not be providing any rentals in this development.
Median Household Income	1 Vulnerable	Median Household income: \$63,696 Denver's Median household income: \$72,661	<ul style="list-style-type: none"> Applicant commits to affordable housing on-site and to target the marketing of affordable units to the nearby community. 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 	We are providing 7 units total. 2 of 7 will only be 550sf and the other 5 will be around 1,200sf. Our intent is to keep the price point low while also providing parking for each unit. By keeping our entry points low, we can keep all units affordable. All units will be for sale.

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

For Housing Diversity, this area's average score is 2 out of 5, with the area scoring low on housing costs and 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	0	1	0
	Not Diverse	Diverse	Not Diverse	Diverse	Not Diverse

Metric	Score	Description	Consideration for Improvement	Applicant Response
Missing Middle Housing	0 Not Diverse	Percent Housing with 2-19 units: 9.6% 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"> We are providing 7 units total. 2 of 7 will only be 550sf and the other 6 will be around 1,200sf. We are providing a range of size of homes for our small development project while balancing construction costs (sales prices)
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: 1 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"> We are providing 1, 2 and 3 bedroom units.
Owners to Renters	0 Not Diverse	Owners: 60.97% Renters: 39.03% Denver Owners: 50.45% Denver Renters: 49.55%	<ul style="list-style-type: none"> Applicant commits to provide a strong mix of ownership vs rental properties 	<ul style="list-style-type: none"> We will be providing 100% for sale units.
Housing Costs	1 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.	<ul style="list-style-type: none"> Applicant commits to providing 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 	<ul style="list-style-type: none"> We are meeting the current Accessible guidelines within this requirement.
Income Restricted Units	0 Not Diverse	Income Restricted Units: 0 Citywide Average Income Restricted Units: 142.05 per census tract	<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"> We are meeting the current Accessible guidelines within this requirement.

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

Job Diversity in this area is cannot be measured, as there are fewer than 100 jobs in the area.

	Retail	Innovation	Manufacturing
Score			

Metric	Score	Description	Consideration for Improvement	Applicant Response
			•	
			•	

Next Steps

The Westwood 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.

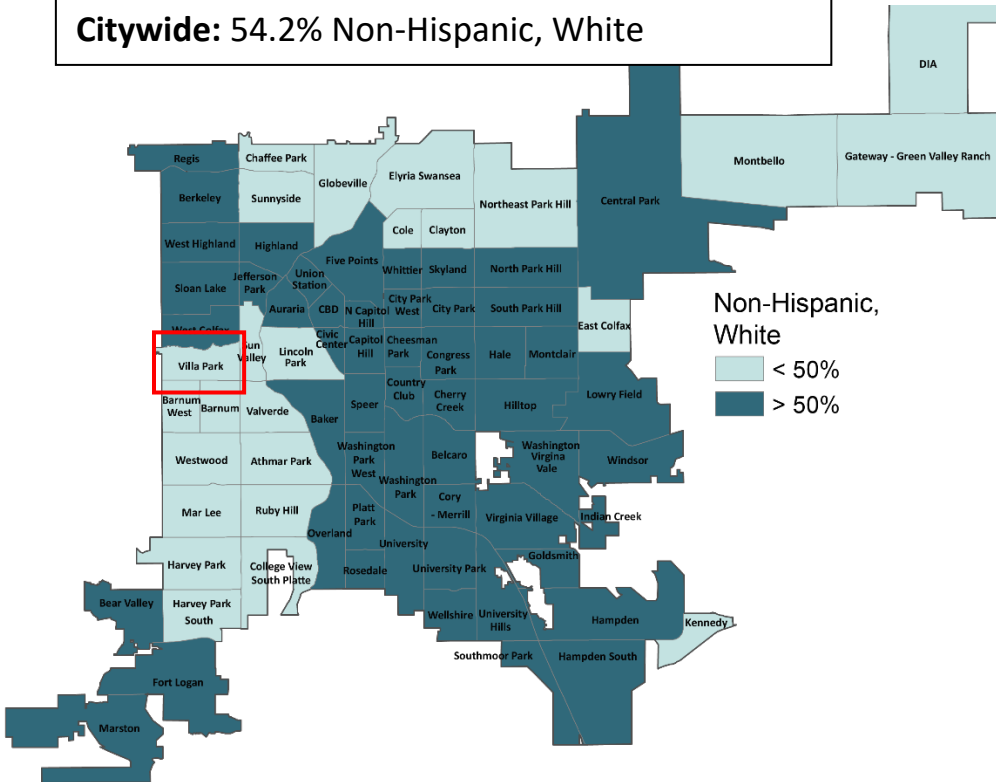
Actions

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.

Current Demographics and Changes Over Time

Racial Composition | 2020

Villa Park: 25.2% Non-Hispanic, White
Citywide: 54.2% Non-Hispanic, White



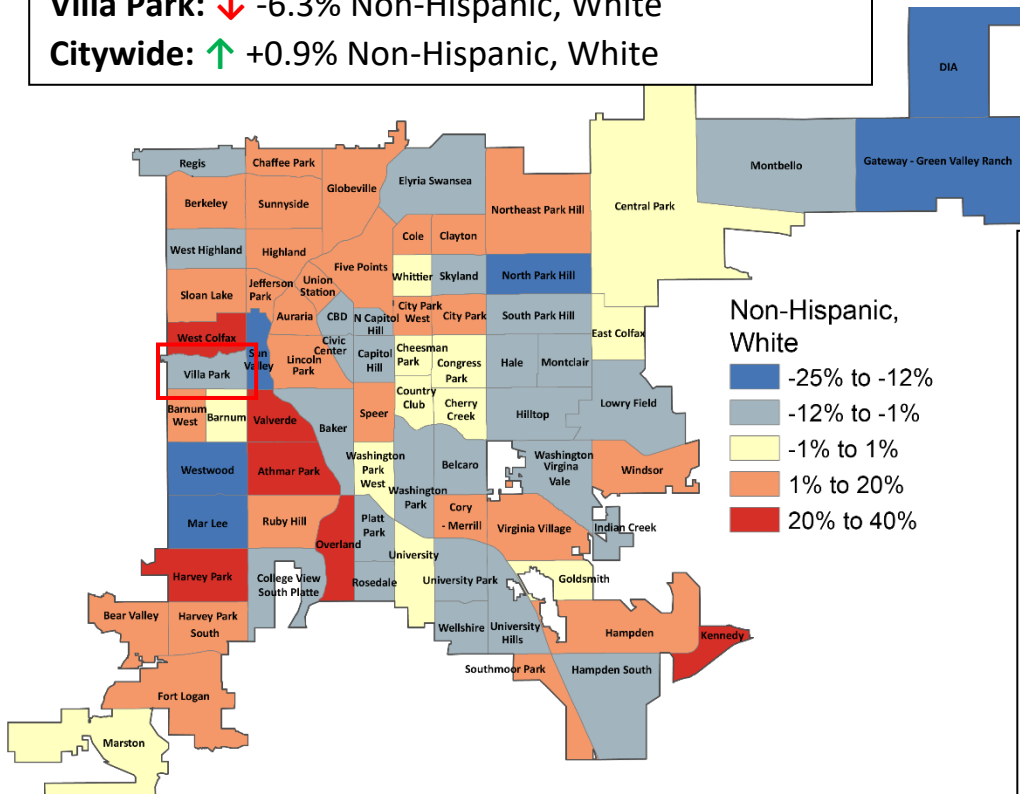
Non-Hispanic, White
 < 50%
 > 50%

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.

Villa Park has more people of color compared to Denver as a whole. This means the area could be more susceptible to displacement of existing communities of color.

Racial Composition | 2018-2020 (% Change)

Villa Park: ↓ -6.3% Non-Hispanic, White
Citywide: ↑ +0.9% Non-Hispanic, White



Non-Hispanic, White
 -25% to -12%
 -12% to -1%
 -1% to 1%
 1% to 20%
 20% to 40%

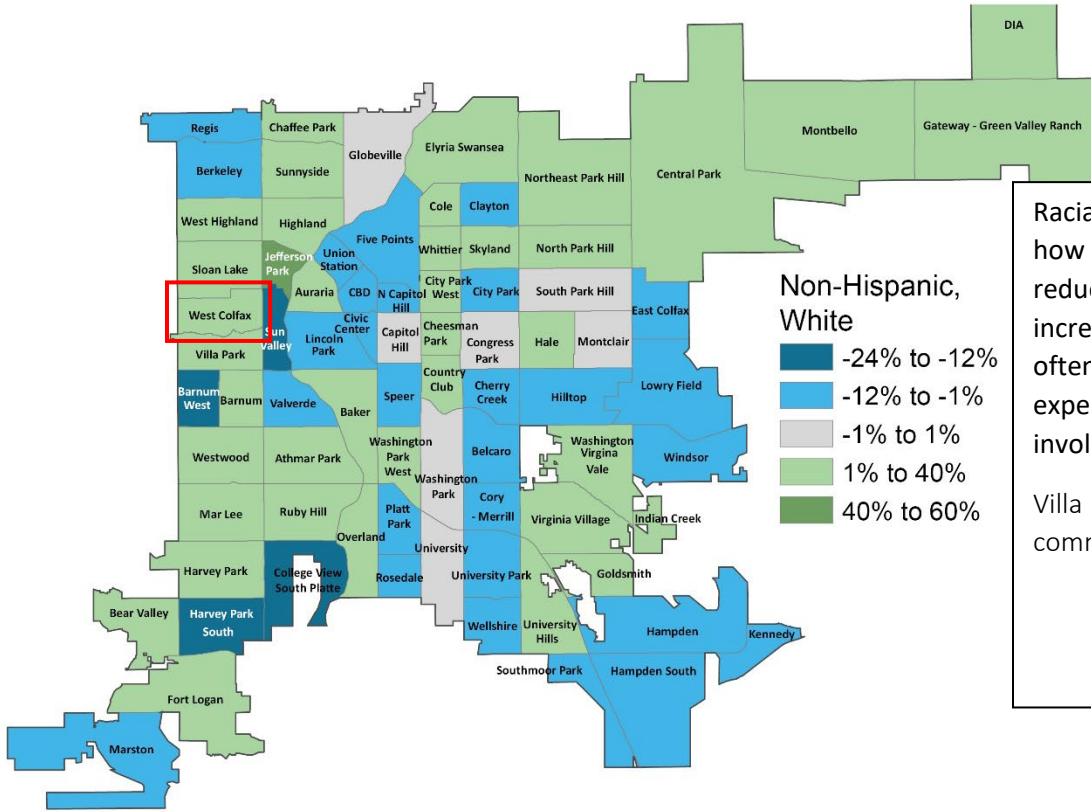
Racial composition helps us understand how neighborhoods change over time. A reduction in people of color (or an increased in non-Hispanic, White) is often an indicator that an area is experiencing involuntary displacement.

Westwood experienced a loss of people of color between 2018-2020, especially compared to Denver as a whole, an indicator that it is experiencing gentrification and displacement.

RACIAL COMPOSITION | 2015-2018 (% CHANGE)

Villa Park: ↑ +12.55% Non-Hispanic, White
Citywide: ↑ +1.1% Non-Hispanic, White

[Note: data that is unavailable for a certain neighborhood should be kept out of the analysis]

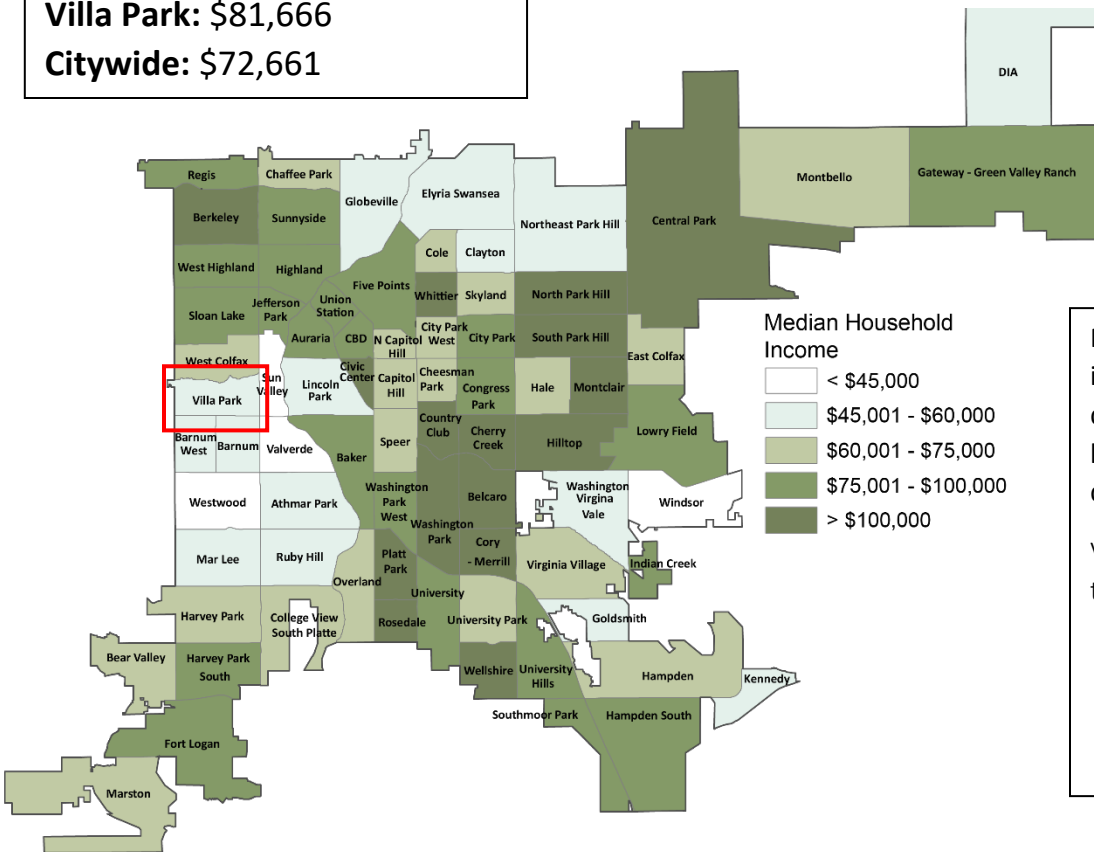


Racial composition helps us understand how neighborhoods change over time. A reduction in people of color (or an increased in non-Hispanic, White) is often an indicator that an area is experiencing gentrification and involuntary displacement.

Villa Park experienced an increase of communities of color from 2015-2018.

Median Household Income | 2020

Villa Park: \$81,666
Citywide: \$72,661



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

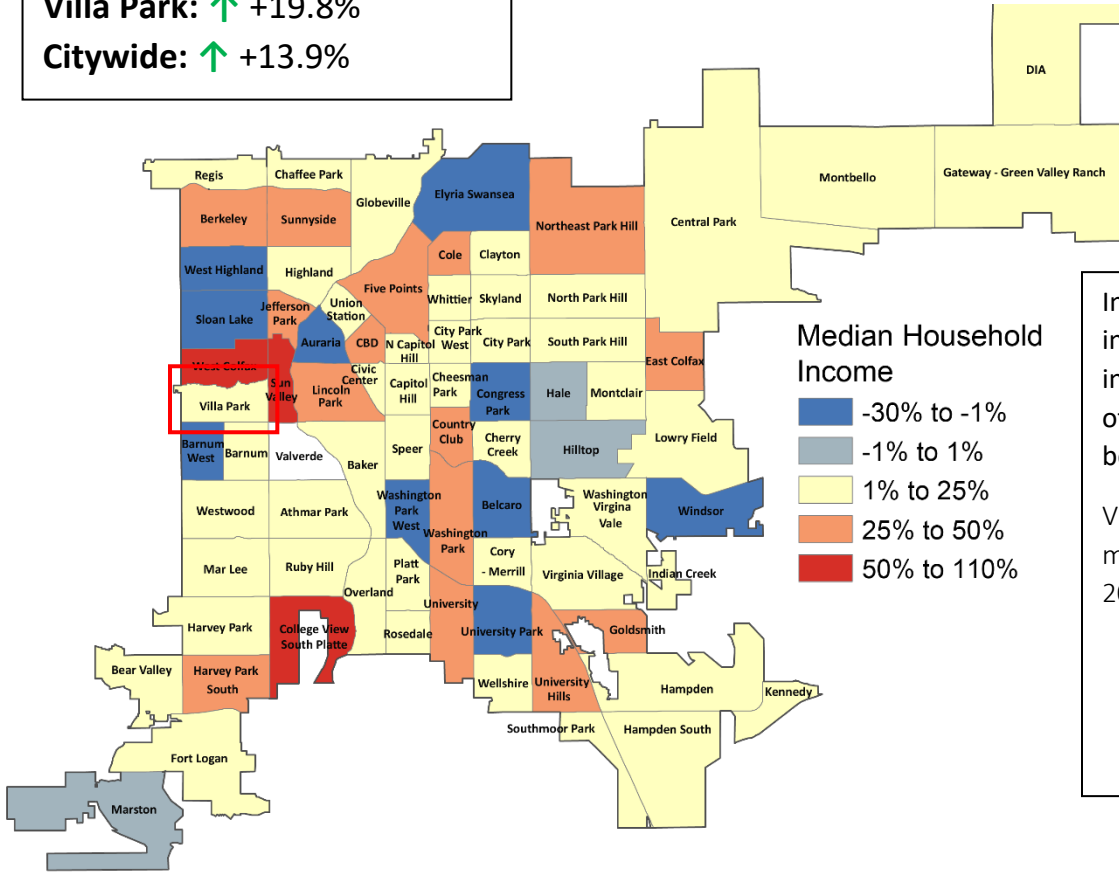
Villa Park has a lower median income than the citywide median.



Median Household Income | 2018-2020 (% Change)

Villa Park: ↑ +19.8%

Citywide: ↑ +13.9%



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

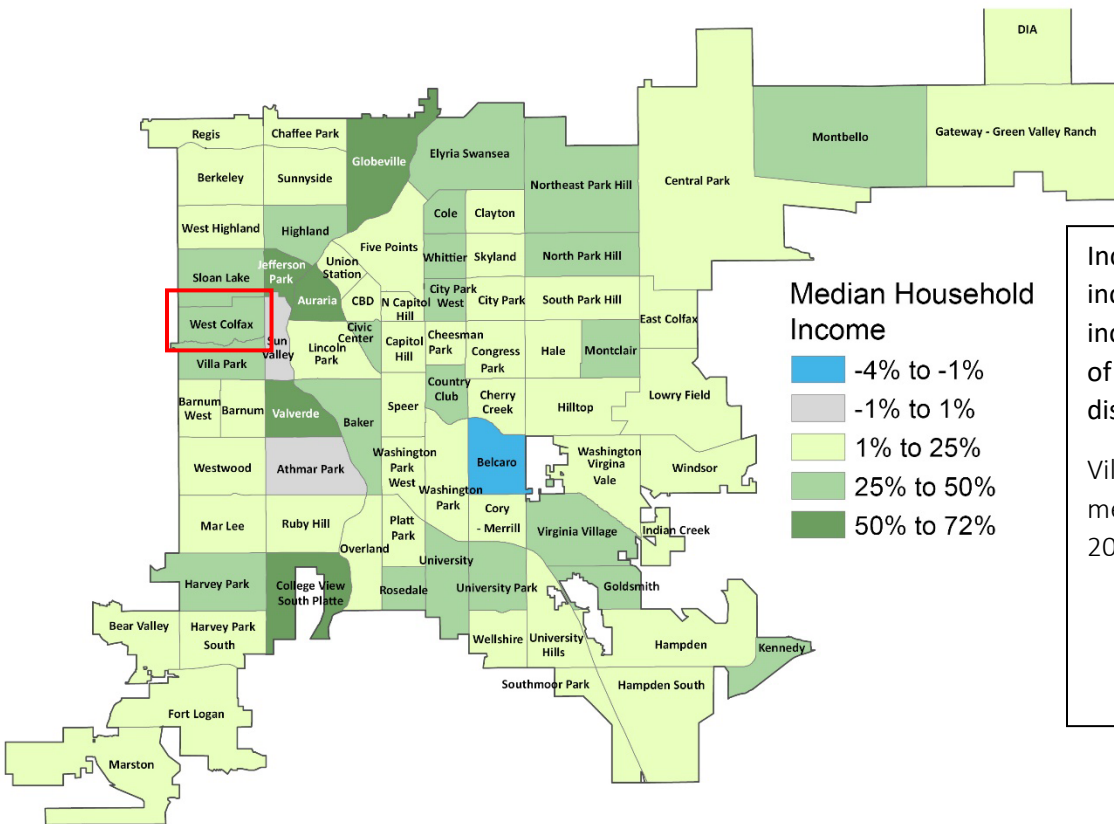
Villa had a greater increase in median household income from 2018-2020 compared to the city.



MEDIAN HOUSEHOLD INCOME | 2015-2018 (% CHANGE)

Villa Park: ↑ +62%

Citywide: ↑ +18.4%

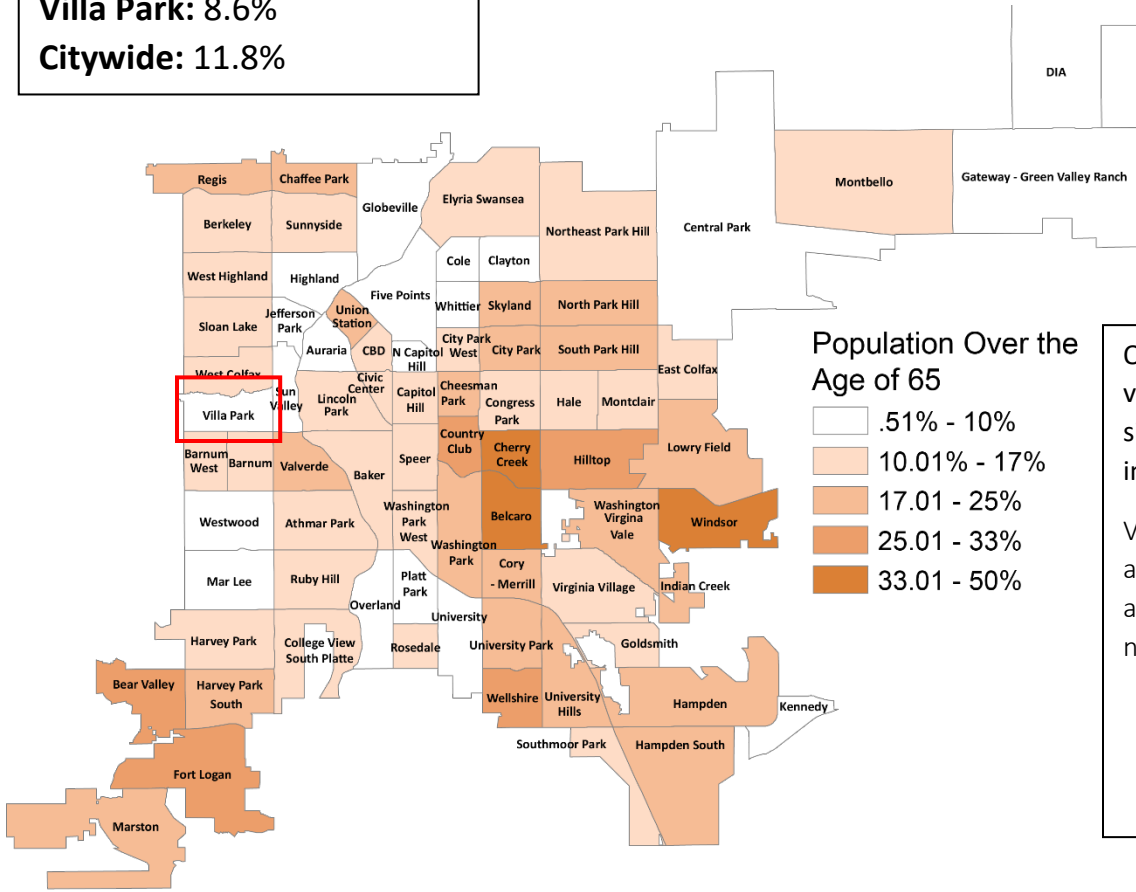


Increasing median household income could indicate higher-income families moving in, a sign of lower-income households being displaced.

Villa Park had a greater increase in median household income from 2015-2018 compared to the city.

Population Over the Age of 65 | 2020

Villa Park: 8.6%
Citywide: 11.8%

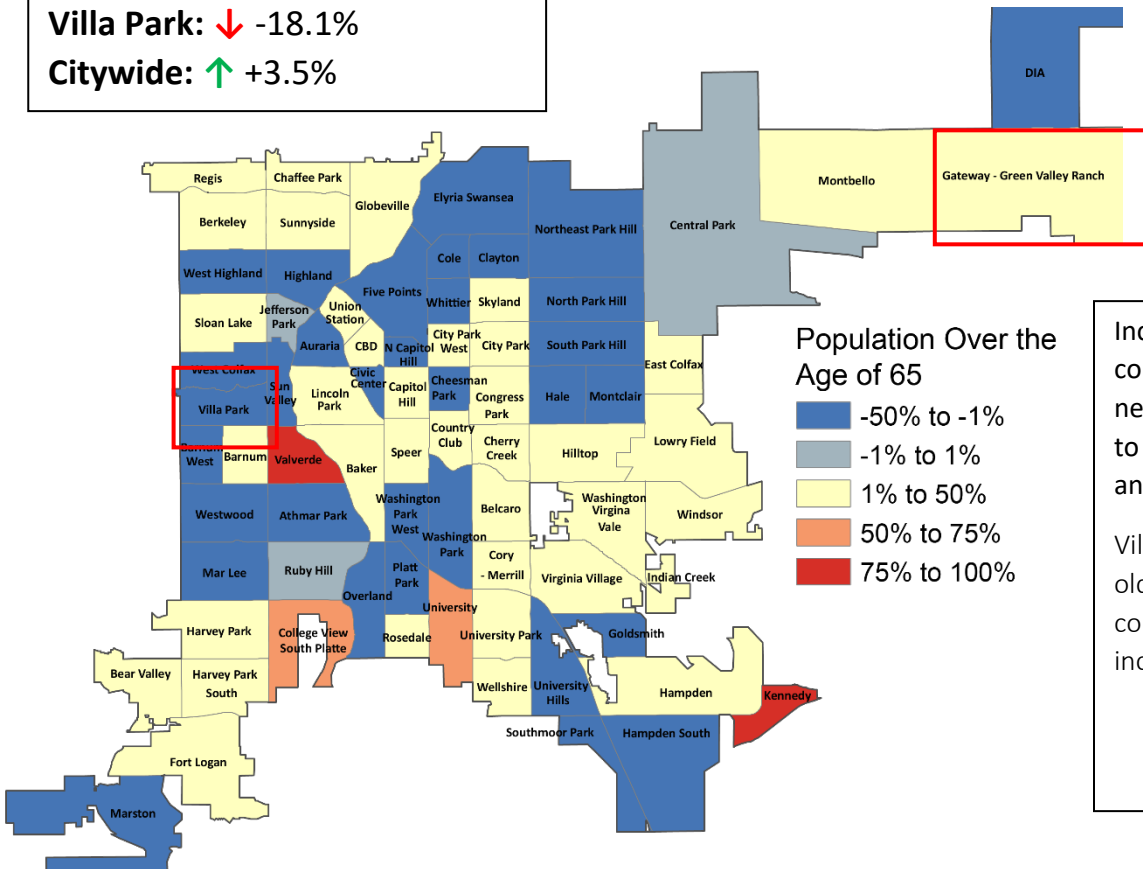


Older adults can be more vulnerable to displacement since they typically have fixed incomes.

Villa Park has fewer older adults compared to the city and compared to many other neighborhoods.

Population Over the Age of 65 | 2018-2020 (% Change)

Villa Park: ↓ -18.1%
Citywide: ↑ +3.5%

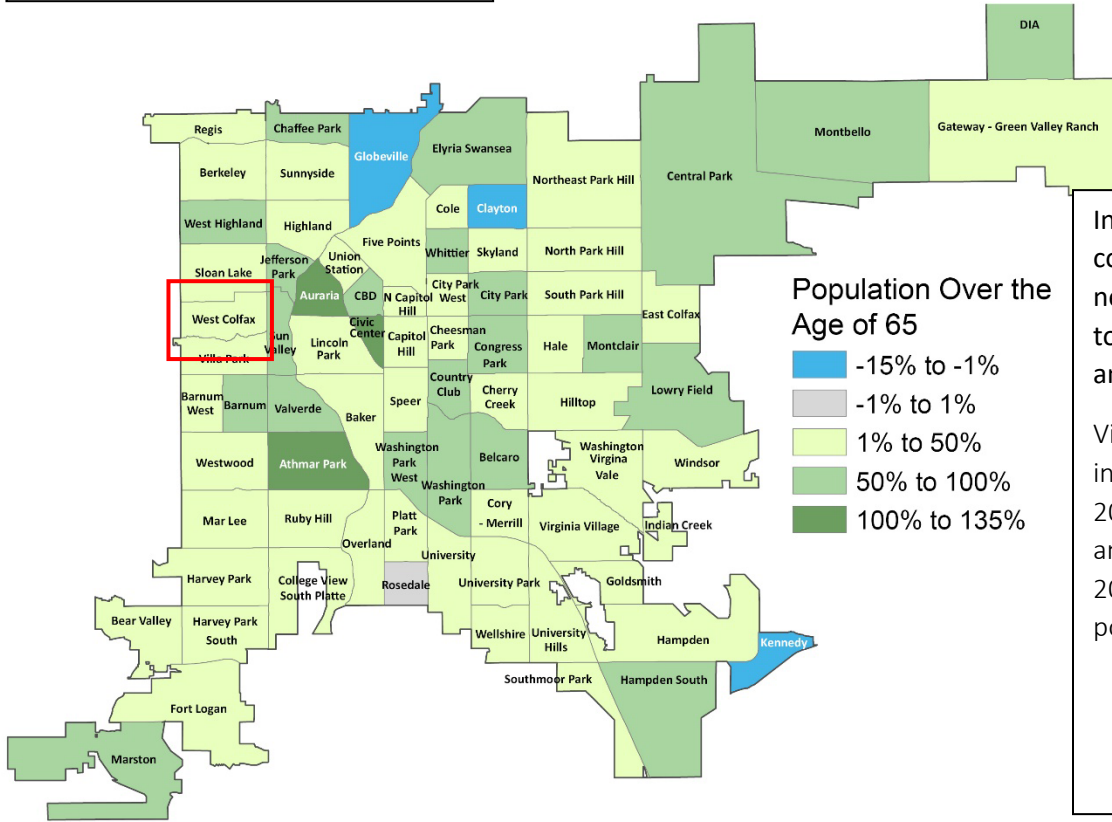


Increases in elderly population could mean more people in a neighborhood who are vulnerable to displacement if property values and property taxes increase.

Villa Park experienced decrease in older adults from 2018-2020 compared to the city which increased slightly.

POPULATION OVER THE AGE OF 65 | 2015-2018 (% CHANGE)

Villa Park: ↑ +38.7%
Citywide: ↑ +6.5%

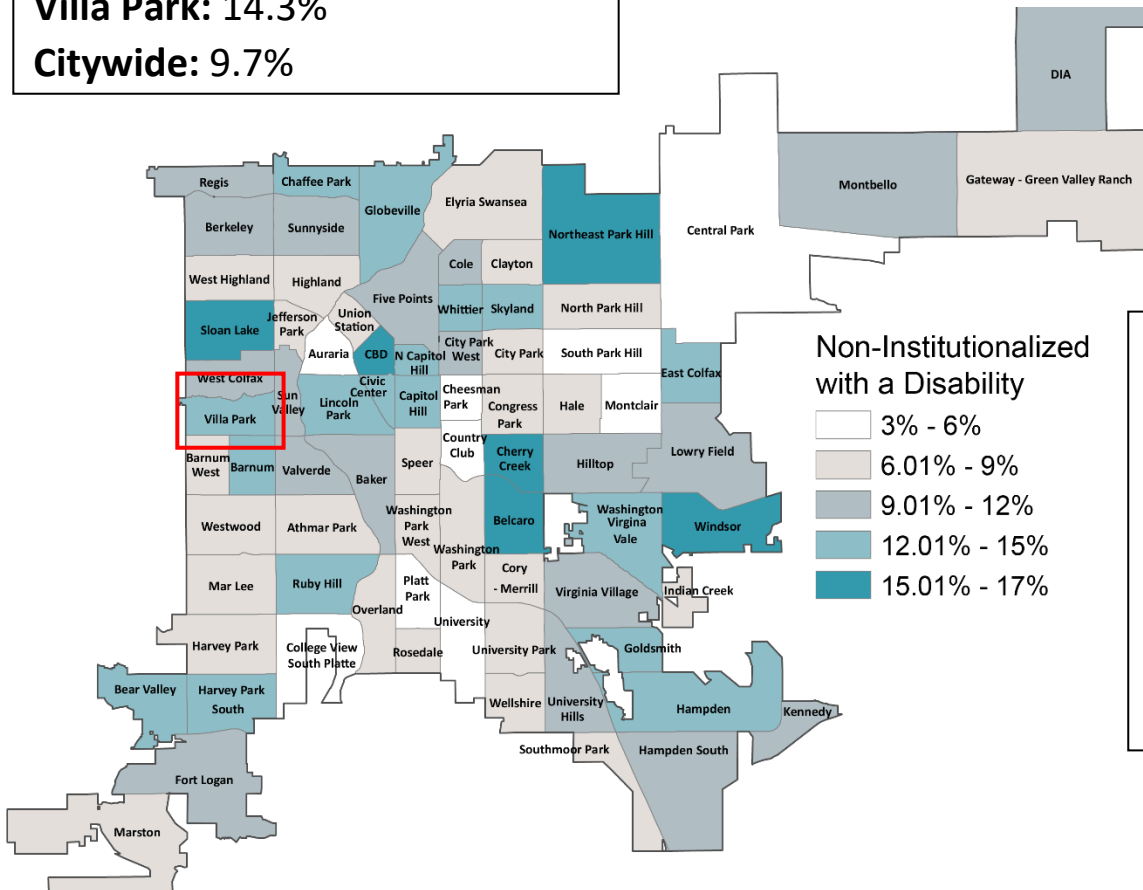


Increases in elderly population could mean more people in a neighborhood who are vulnerable to displacement if property values and property taxes increase.

Villa Park experienced a greater increase in older adults from 2015-2018 compared to the city, which amplifies the recent increase from 2015-2018 in this more vulnerable population.

Residents with a Disability* | 2020

Villa Park: 14.3%
Citywide: 9.7%



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

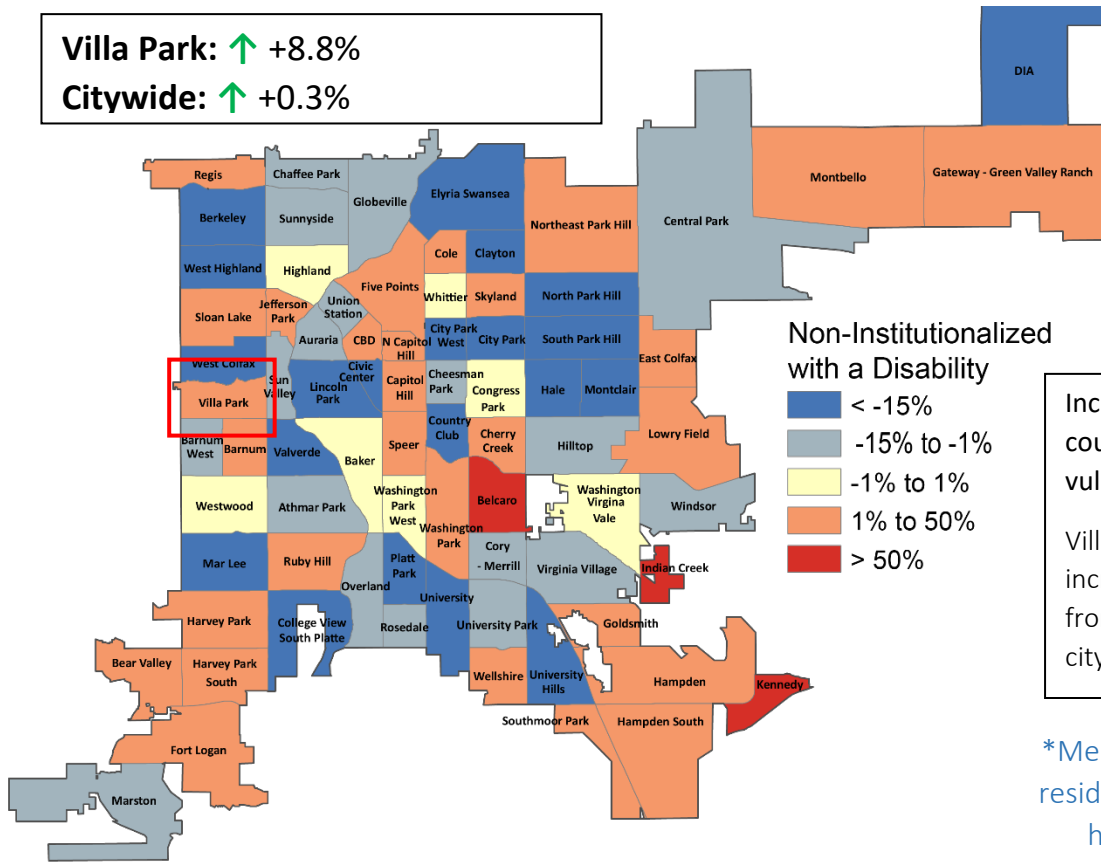
People with disabilities may be more vulnerable to displacement.

Villa Park has more people with disabilities compared to the city and compared to many other neighborhoods.

Residents with a Disability* | 2018-2020 (% Change)

Villa Park: ↑ +8.8%

Citywide: ↑ +0.3%



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

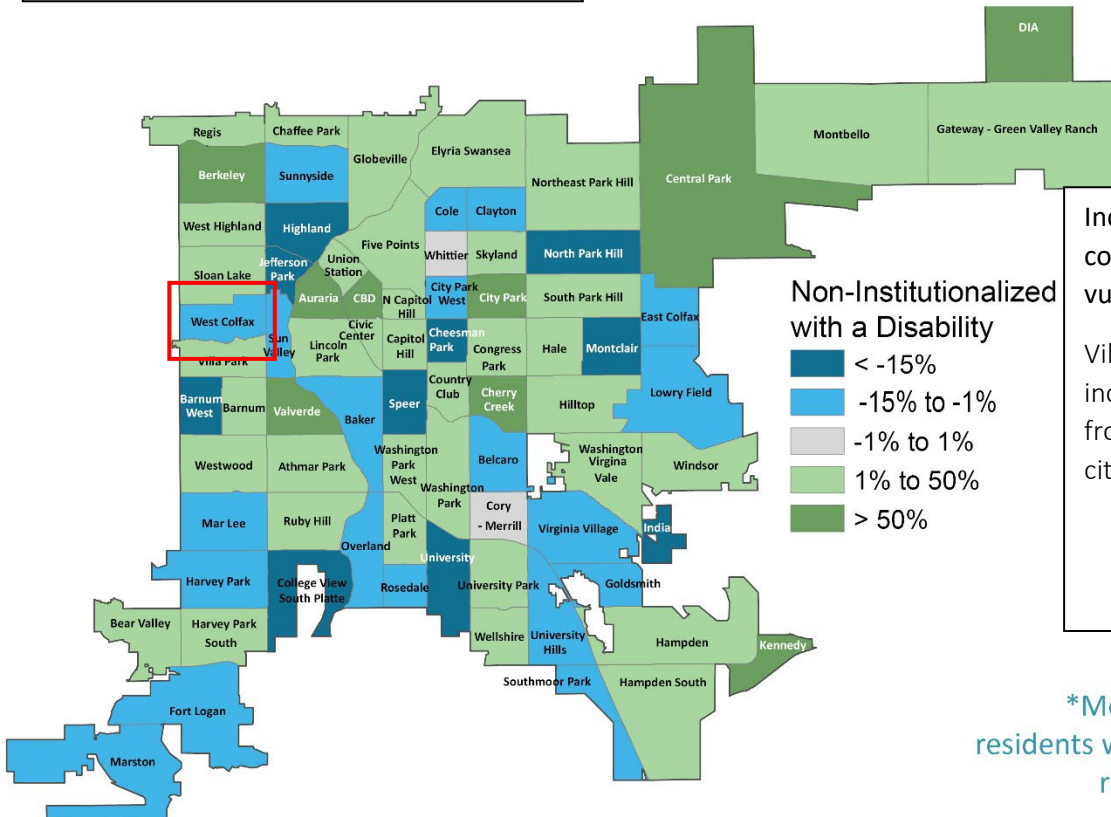
Villa Park experienced a higher increase in people with disabilities from 2018-2020 compared to the city.

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

RESIDENTS WITH A DISABILITY* | 2015-2018 (% CHANGE)

Villa Park: ↑ +15.7%

Citywide: ↑ +8.3%



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

Villa Park experienced a higher increase in people with disabilities from 2015-2018 compared to the city.

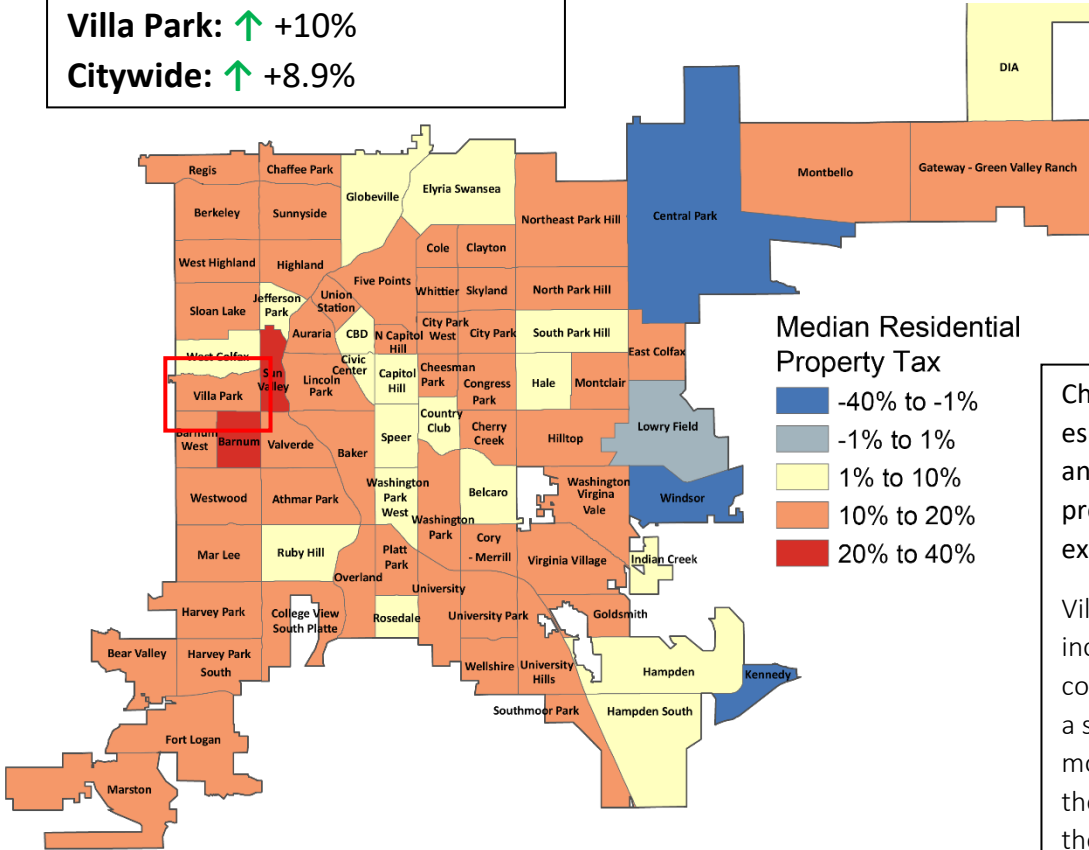
*Measure reflects the percentage of residents with a disability who live at home rather than in a residential facility.



Median Residential Property Tax | 2019-2021 (% Change)

Villa Park: ↑ +10%

Citywide: ↑ +8.9%



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

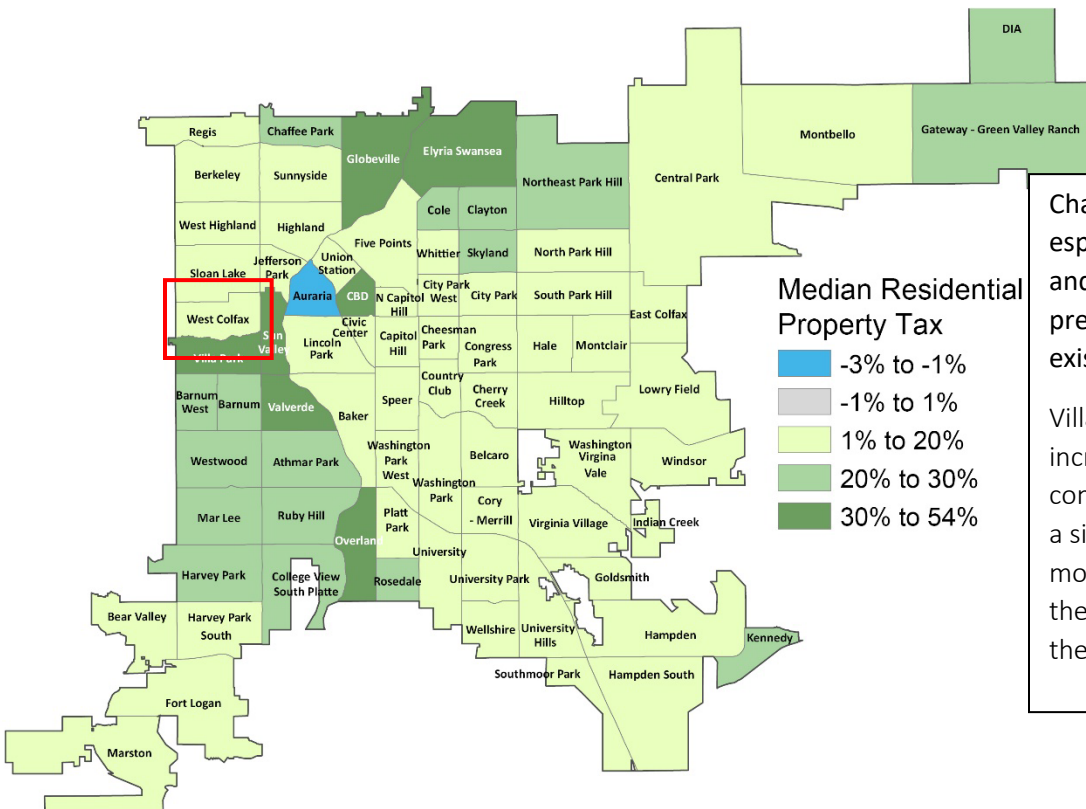
Villa Park experienced a greater increase in median property tax compared to Denver from 2018-2020, a sign that existing residents may be more vulnerable to displacement if they cannot afford increasing taxes on their property.

HOUSING MARKET TRENDS

MEDIAN RESIDENTIAL PROPERTY TAX | 2018-2020 (% CHANGE)

Villa Park: ↑ +14.6%

Citywide: ↑ +7.6%

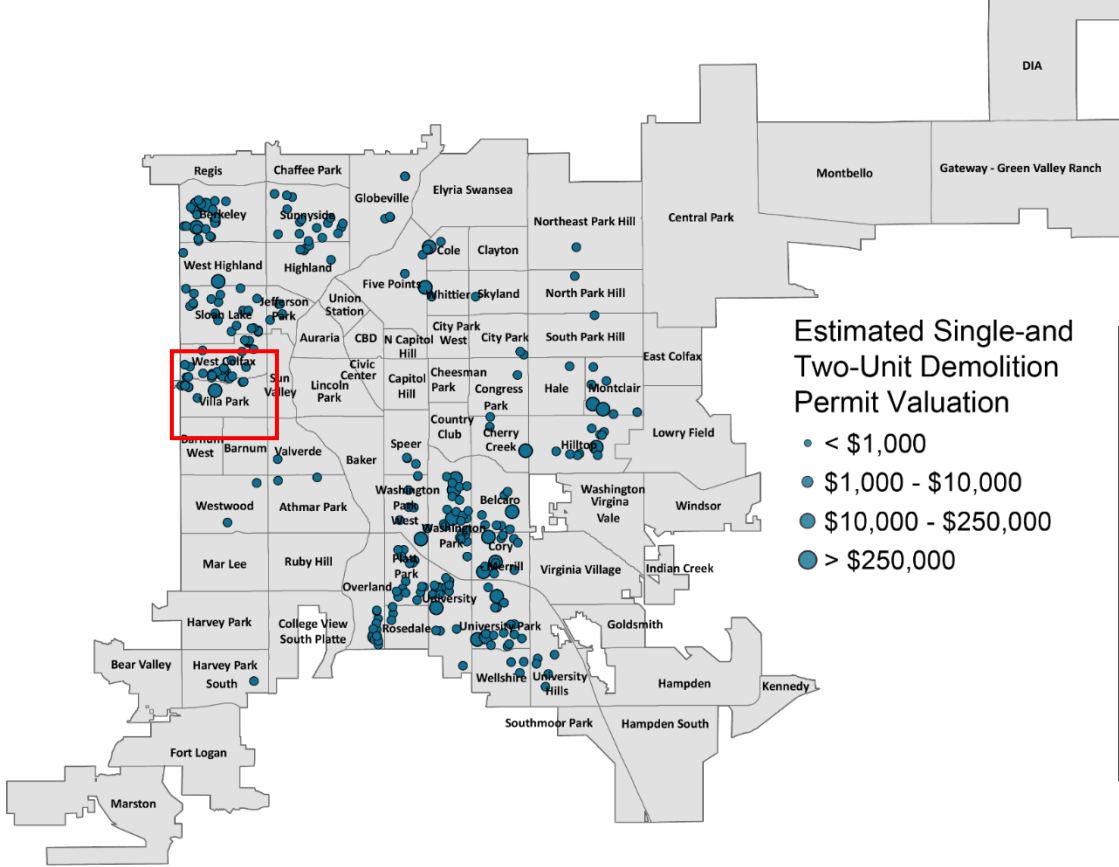


Changes in the housing market – especially increasing property values and property taxes – indicate market pressures and the possibility for existing residents to be displaced.

Villa Park experienced a greater increase in median property tax compared to Denver from 2018-2020, a sign that existing residents may be more vulnerable to displacement if they cannot afford increasing taxes on their property.



Single-and Two-Unit Demolition Permits | 2020



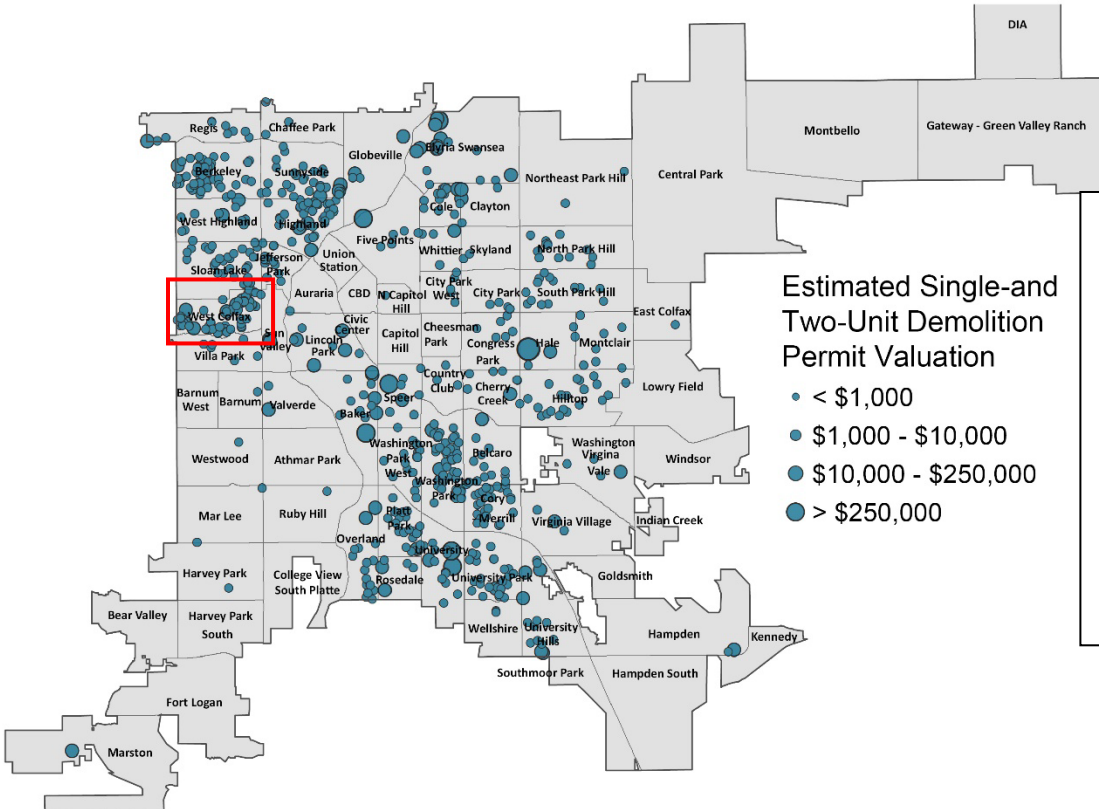
Estimated Single-and Two-Unit Demolition Permit Valuation

- < \$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.

There have been demolitions of single- and two-unit dwellings, especially at the north end of the neighborhood.

SINGLE-AND TWO-UNIT DEMOLITION PERMITS | 2018



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.

There have been demolitions of single- and two-unit dwellings, especially at the north end of the neighborhood.