

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 2.61, with low scores in Built Environment (both access to parks and fresh food score low), Access to Health Services, and Child Obesity. These specific metrics are defined below, along with considerations that align with the goals of the Westwood Plan and 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	3.0	5.0	0.0	2	2	3	0	4.33
	Somewhat Equitable	Somewhat Equitable	Somewhat Equitable	Less Equitable	Less Equitable	Somewhat Equitable	Has Access to Transit	75-99% 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	2.00 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.	<ul style="list-style-type: none"> Applicant commits to provide on-site income-restricted units. Applicant commits to provide family services on site or partners with a local organization that promotes early parent-child learning 	<p>In a common Area / bulletin Board Post:</p> <p>Early Childhood Learning nearby:</p> <ul style="list-style-type: none"> Volunteers of America: Head Start (0.9 Miles) Grow and Learn Childcare (1.3 Miles) Westwood Early Learning Center (1.3 Miles) Great work Montessori School (0.6 Miles) Roots Family Center - alternative educational opportunities for Spanish speaking families living in SW Denver (0.8 Miles)
Built Environment	Access to Parks	3.0 More Equitable	Measured by % of living units within ¼-mile walk to a park or open space. 93.17% of households live within ¼ walk of the park.	<ul style="list-style-type: none"> 	<p>In a common Area / bulletin Board Post:</p> <ul style="list-style-type: none"> Westwood Park (0.3 Miles) South Sheridan Park (0.4 Miles) Ray Ross Park (1 Mile) Garfield Lake Park (1.1 Miles)
	Access to Fresh Food	0.0 Less Equitable	Measured by % of residents within ¼-mile walk to a full-service grocery store.	<ul style="list-style-type: none"> Applicant commits to promoting increased access to fresh food options 	<p>In a common Area / bulletin Board Post:</p> <ul style="list-style-type: none"> King Soopers (0.6 miles)

			14.06% of residents live within ¼ of a full service grocery store.	<ul style="list-style-type: none"> Applicant commits to provide fresh food outlets on-site, such as a community garden 	<ul style="list-style-type: none"> Westwood Food Co-op (1.2 miles) Re:Vision Community Garden Program 1.2 miles) Save A Lot (1.2 Miles)
	Access to Healthcare	2 Less Equitable	<p>Access to Health Services - such as clinics, prenatal services, and more.</p> <p>22.47% 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>	<p>In a common Area / bulletin Board Post:</p> <ul style="list-style-type: none"> Kids and Adult Dentistry (.6 mile) Denver Health: Westwood Family Health Center (1 mile) Spanish Clinic – social services: mental health, substance abuse, etc. (0.8 miles) American Vision Center – Denver (1.3 miles) South Federal Dentistry (1.7 miles) Federico F Pena Southwest Health Center (1.8 mile) Planned Parenthood – Denver Southwest Health (2 mile)
	Child Obesity	2 Less Equitable	<p>Child Obesity measure % of children in the area that are overweight/obese.</p> <p>21.93% of children and youth are obese</p>	<ul style="list-style-type: none"> Applicant commits to install and provide water/management for community garden 	<p>In a common Area / bulletin Board Post:</p> <p>Afterschool & Community programs/organizations</p> <ul style="list-style-type: none"> cityWILD After School Program at STRIVE Prep – Westwood (1.5 miles) La Casita Community Center (low cost to free classes) (1.2 miles)
	Life Expectancy	1 Least Equitable	Life expectancy (in years): 71.70	<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	0	No Access to Transit. Site was completely outside of a transit buffer ½ mile from	<ul style="list-style-type: none"> Applicant commits to promoting the use of and access to public transit 	<ul style="list-style-type: none"> Post RTD schedules for routes nearby either through RTD route pamphlets or if there is a common area/bulletin board for

			high capacity transit or ¼ mile from frequent transit		a TV hook up RTD Next Ride shows in real time bus times and bus stop locations
	Access to Centers and Corridors	4.33	Average Score: 4.33 Total Evaluation: 75-99% 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"> Denver Indian Center Inc 90.6 miles) La Casita Community Center (low cost to free classes) (1.2 miles) Re:Vision Co-op and non-profit organization educating Westwood community in growing community food systems and building a local-owned economy Roots Family Center – Alternative educational opportunities for Spanish speaking families (0.8 miles) Bucu West – Focuses on promoting and supporting entrepreneurs, small business, cultural organizations and residents in Westwood Extreme Community Makeover – non profit organization that partners with volunteers / residents to improve their own home and neighborhoods (0.8 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 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 the Westwood Plan and 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: 85.57% Citywide Average: 50.16%	<ul style="list-style-type: none"> Applicant to provide list of local resources for educational assistance 	<ul style="list-style-type: none"> Roots Family Center – Alternative educational

		Lack of opportunities for higher education can leave residents unable to make more money and get jobs to offset increased costs		opportunities for Spanish speaking families (0.8 miles) - STRIVE Prep Weswood – charter public school (1.5 miles)
Rental Occupancy	1 Vulnerable	Percent of Renter Occupied: 63.41% Citywide Average: 50.12%	<ul style="list-style-type: none"> Applicant commits to provide a strong mix of ownership vs rental properties 	Anticipated to be 100% rental
Median Household Income	1 Vulnerable	Median Household income: \$42,684 Denver's Median household income: \$68,952	<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. 	<p>Applicant has an agreement with HOST 8% IRUS - 60%AMI 50% of IRUs to be 3 bdrm</p> <p>IN ADDITION: Note that this site is vacant land, so no displacement of existing units will occur. Instead – the new incremental units will mitigate displacement.</p>

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 the Westwood Plan and 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	1	1	0	0	1
	Diverse	Diverse	Not Diverse	Not Diverse	Diverse

Metric	Score	Description	Consideration for Improvement	Applicant Response
Missing Middle Housing	1 Diverse	Percent Housing with 2-19 units: 30.21% 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"> Non IRUs will be naturally occurring affordable units targeting the missing middle
Diversity of Bedroom Count Per Unit	1 Diverse	Ratio: 1.91 Mix Type: Mixed	<ul style="list-style-type: none"> Applicant commits to build units with a variety of bedroom counts 	<ul style="list-style-type: none"> Applicant is providing 1 bedroom, and 2 bedroom units, 3 bedrooms

		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 provide a certain percentage of 3 + bedroom units 	
Owners to Renters	0 Not Diverse	Owners: 36.59% Renters: 63.41% 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"> Anticipated to be 100% rental
Housing Costs	0 Not Diverse	Mix Type: High 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.	<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 	<p>Applicant has an agreement with HOST 8% IRUs - 60%AMI</p> <ul style="list-style-type: none"> 50% of IRUs to be 3 bdrm
Income Restricted Units	1 Diverse	Income Restricted Units: 348 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 	<p>Applicant has an agreement with HOST 8% IRUs- 60%AMI 50% of IRUs to be 3 bdrm</p>

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.

Score				
Metric	Score	Description	Consideration for Improvement	Applicant Response
				<ul style="list-style-type: none"> Providing an opportunity for a local artist for a mural job

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 these 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