

- 6400 acres
- 10 neighborhoods
- 65,000 residents
- 22,000 households
- 3 city council districts

The impact of changing demographics on Denver
and what it means for the future

6 June 2017

WDRRC

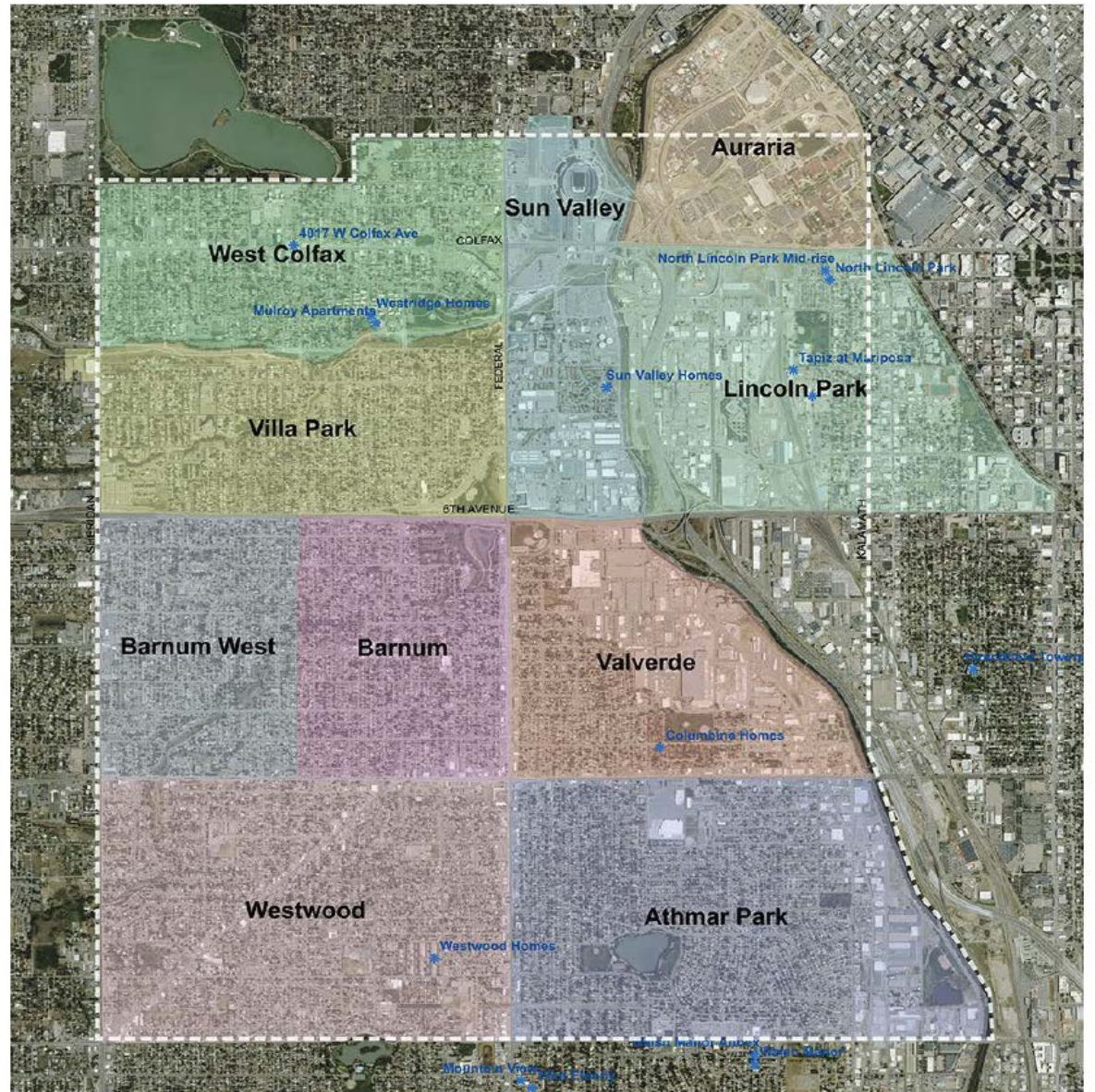
mission

The mission of the West Denver Renaissance Collaborative (WDRRC) is to facilitate the revitalization of West Denver in an [equitable fashion improving the livelihood of existing residents](#) and working to preserve and amplify the rich multicultural character.

what we do?

- Identify Community Priorities
- Convene local partners across sectors
- Leverage existing assets & new resources
- Advocate for equity & upward mobility in place
- Help to grow local capacity & leadership

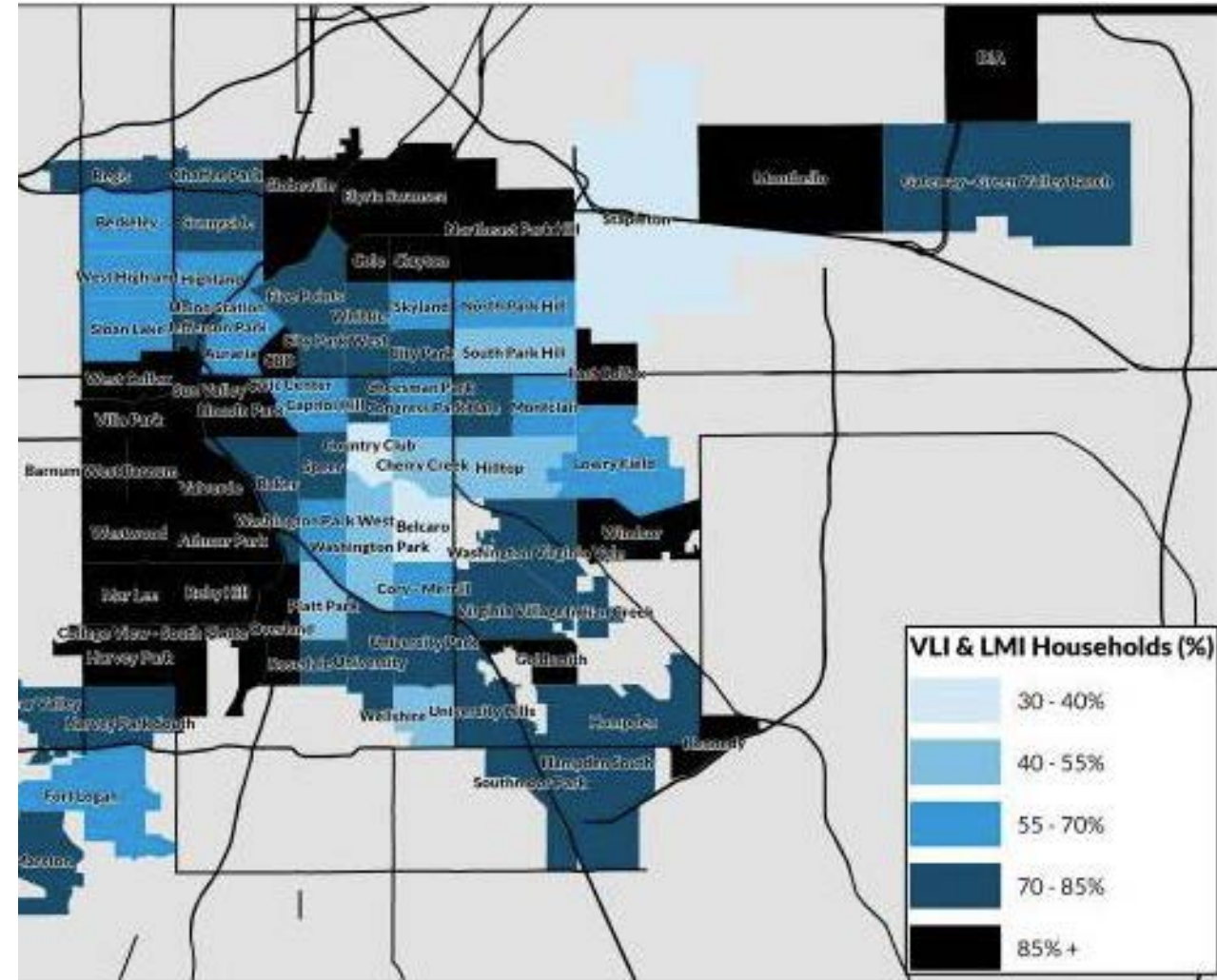
WDRRC funders: the City & County of Denver, the Denver Housing Authority, Enterprise Community Partners, and The Denver Foundation.



DENVER

Denver Population (2000-2015/17)

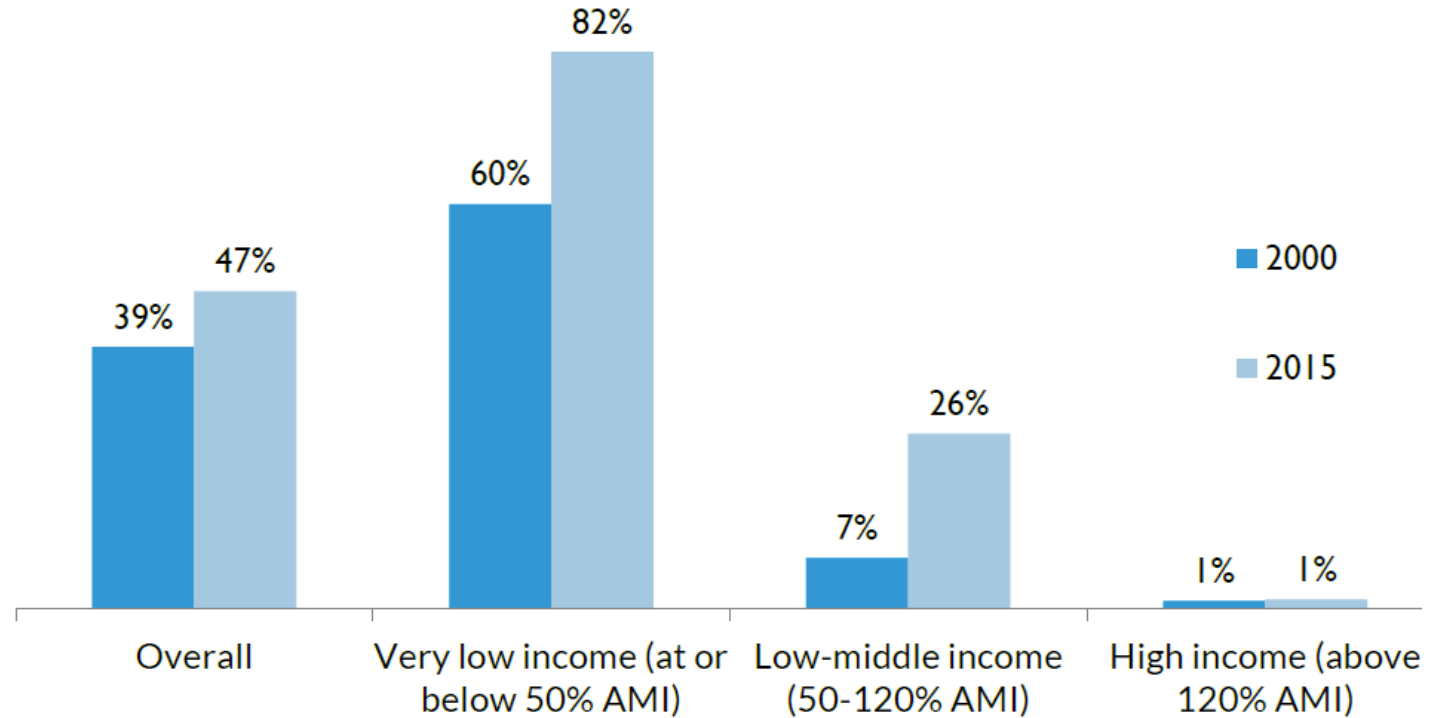
- 128,000 new residents in the last 7 years
- High growth neighborhoods: Auraria, Central Business District, and Civic Center neighborhoods more than doubled in size between 2000 and 2015
- Ethnic clustering: sw Denver Latinos, NE Denver African Americans
- Percent population with bachelors degree increasing in neighborhoods adjacent to downtown ...indicator of gentrification



DENVER

Denver Housing (2000-2015)

- Housing unit growth – 17%, compared with population growth of 23%
- Displacement amongst low income renters is increasing and intersects with race and equity.
- Market rate rental development flourished in recent years



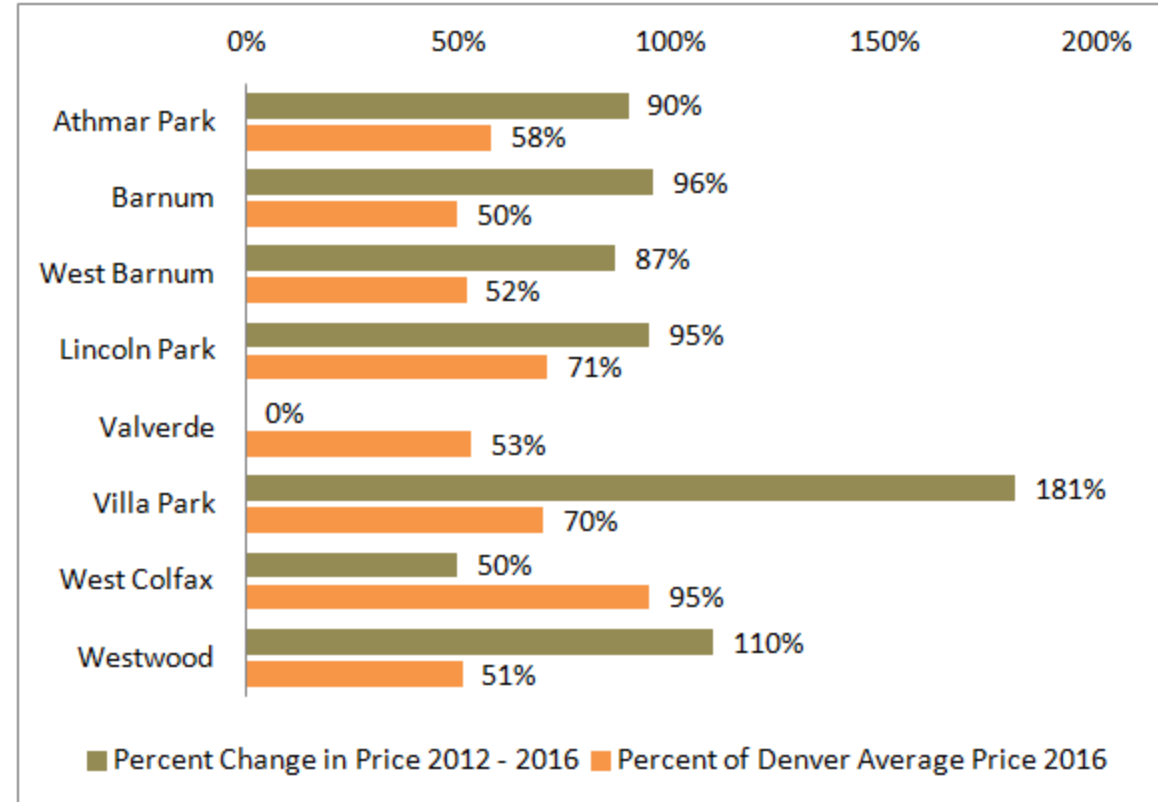
Source: Urban Institute tabulations of 2000 Decennial Census and 2011-15 American Community Survey data

WDRC

West Denver : housing & household

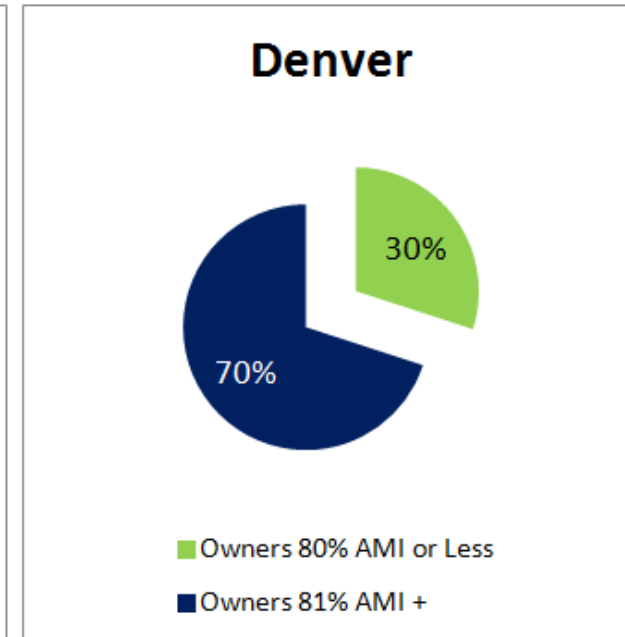
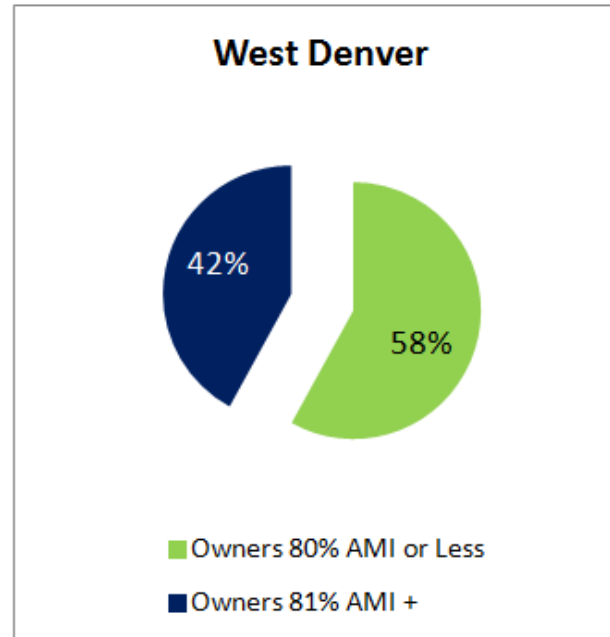
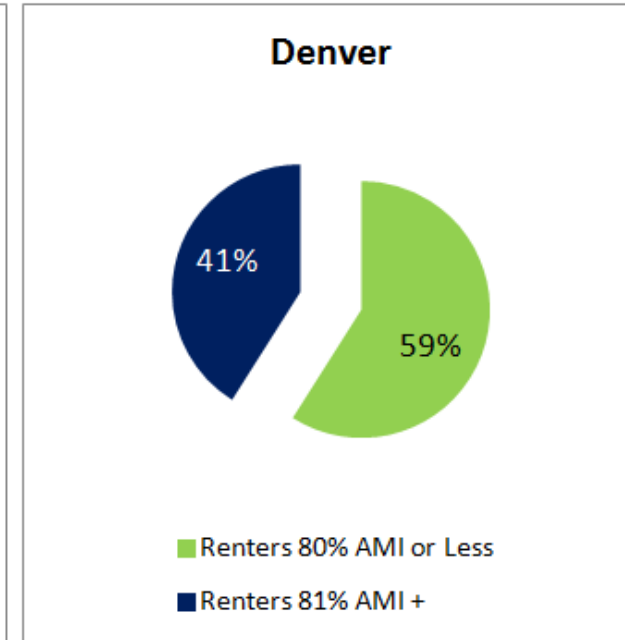
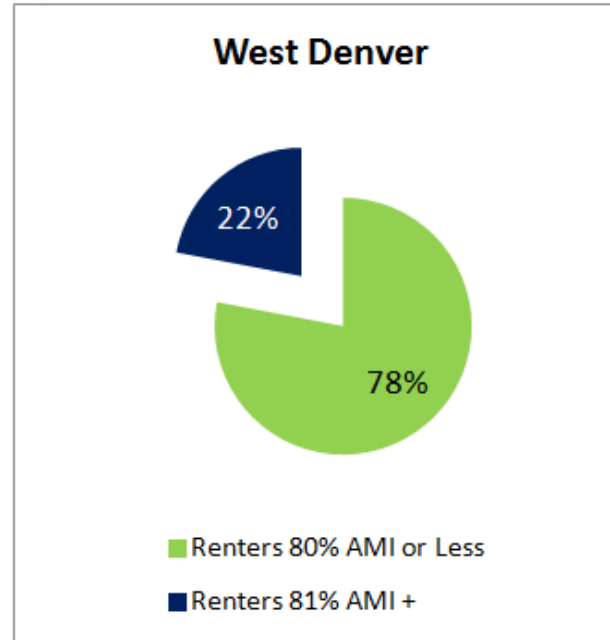
- Households in west Denver have lower incomes than throughout Denver, but are more likely to be owners.
- 78% of renters and 58% of owners are considered “low income”.
- Over 60% of west Denver renters are considered “very low income” or “extremely low income”.
- Cost burdened residents increased throughout west Denver
- Rising home assessed values and rising rents are placing pressure on low income households living in west Denver.

Figure 11: Percent Change in Average Sales Prices, Single Family Detached Homes, 2012 – 2016



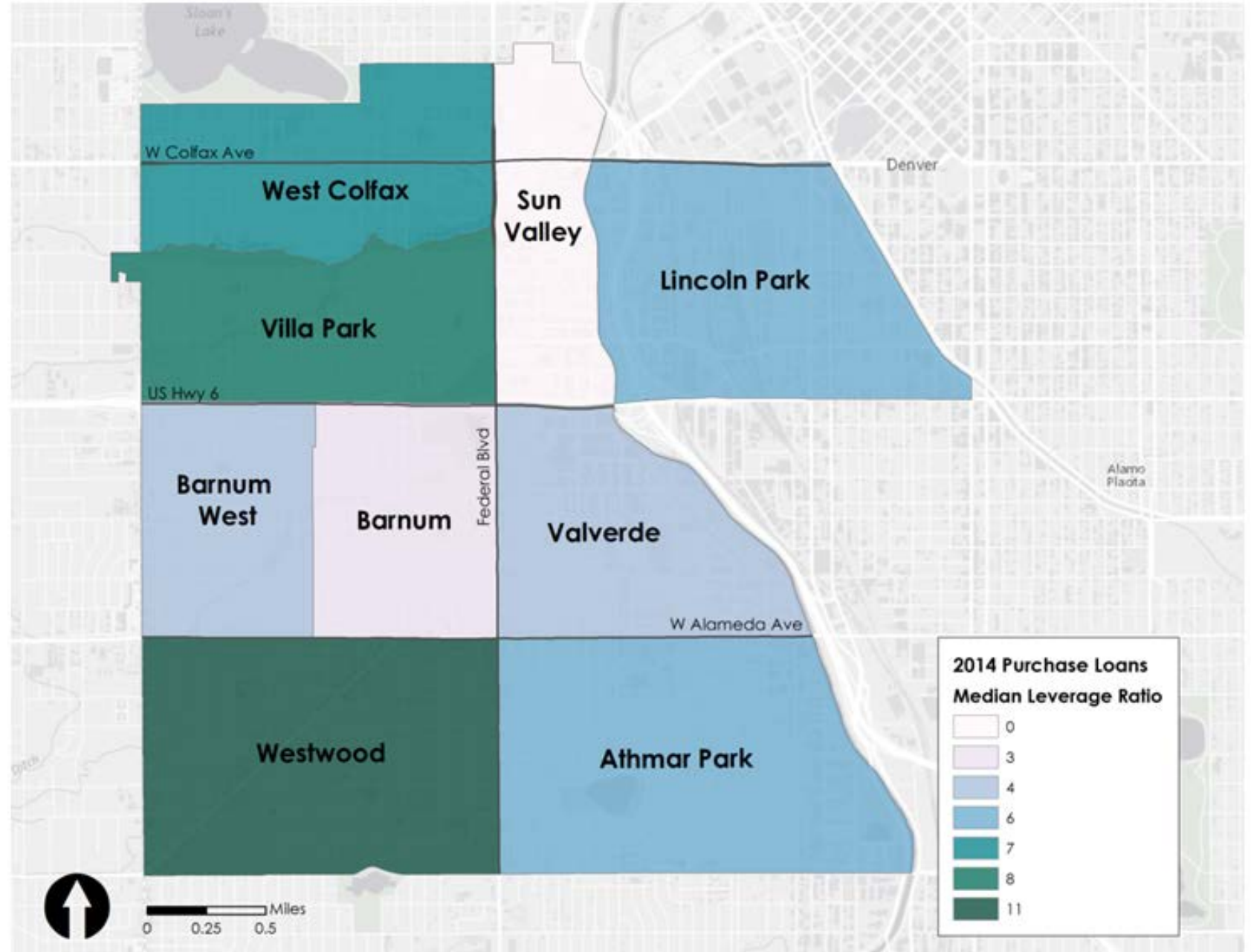
Source: Denver Multi-List System (MLS)

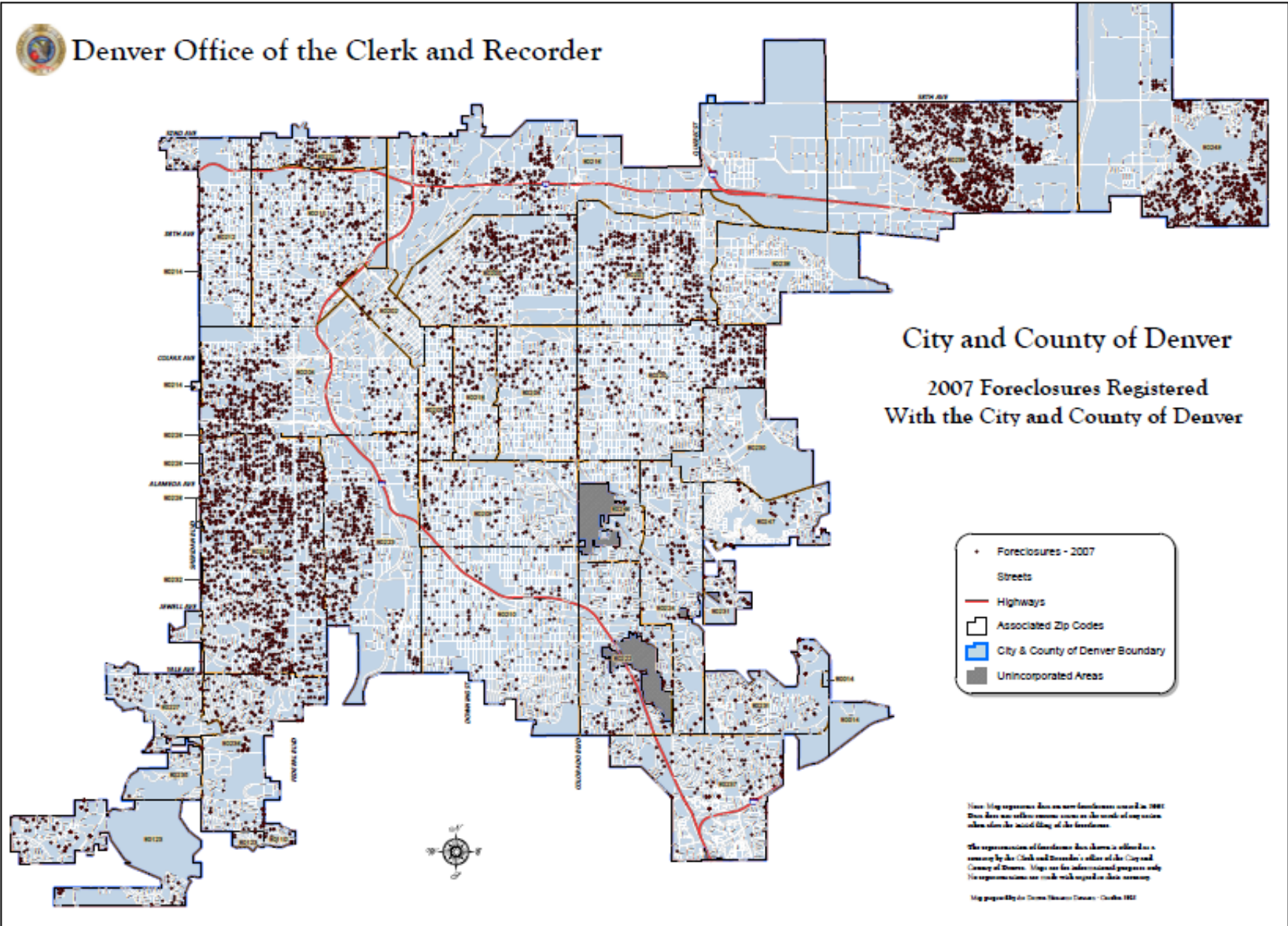
Figures 30: Low Income Households, 2017



Source: Ribbon Demographics, CSI

WDRC





WDRC

Result: Instability

- In 2015, 2,915 owners and 6,989 renters in west Denver were cost burdened.
- Seventy eight percent (78%) of west Denver renters cannot afford current rents in the area.

Figure 34: Percent of Median Renter Income Needed for Rental Housing Costs, 2015 and 2017

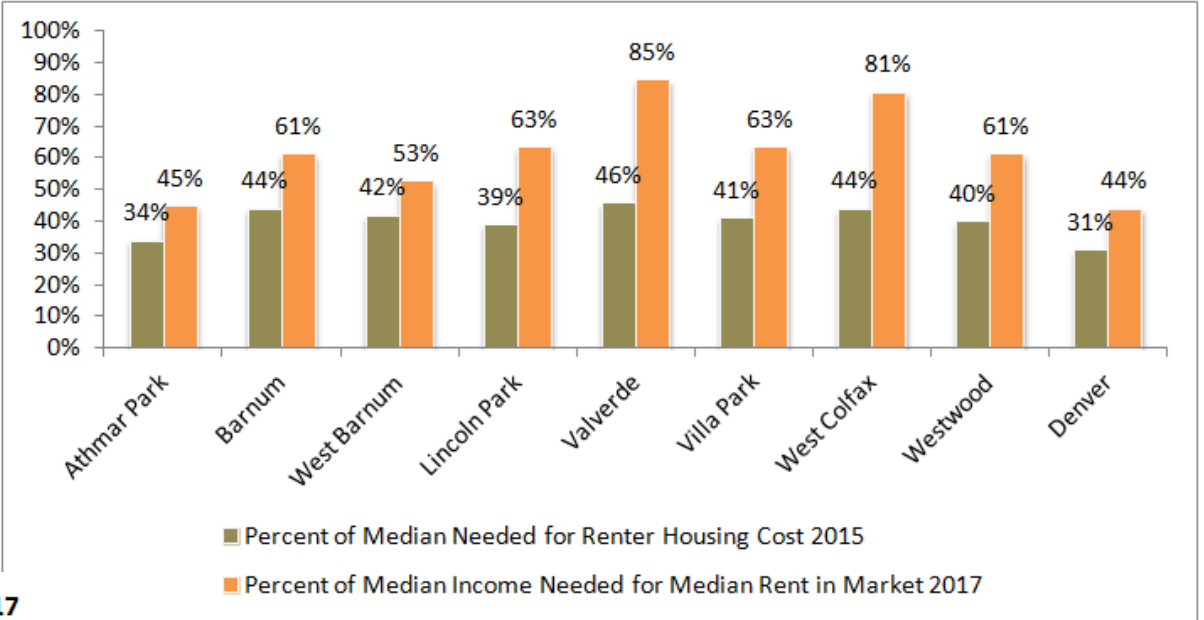
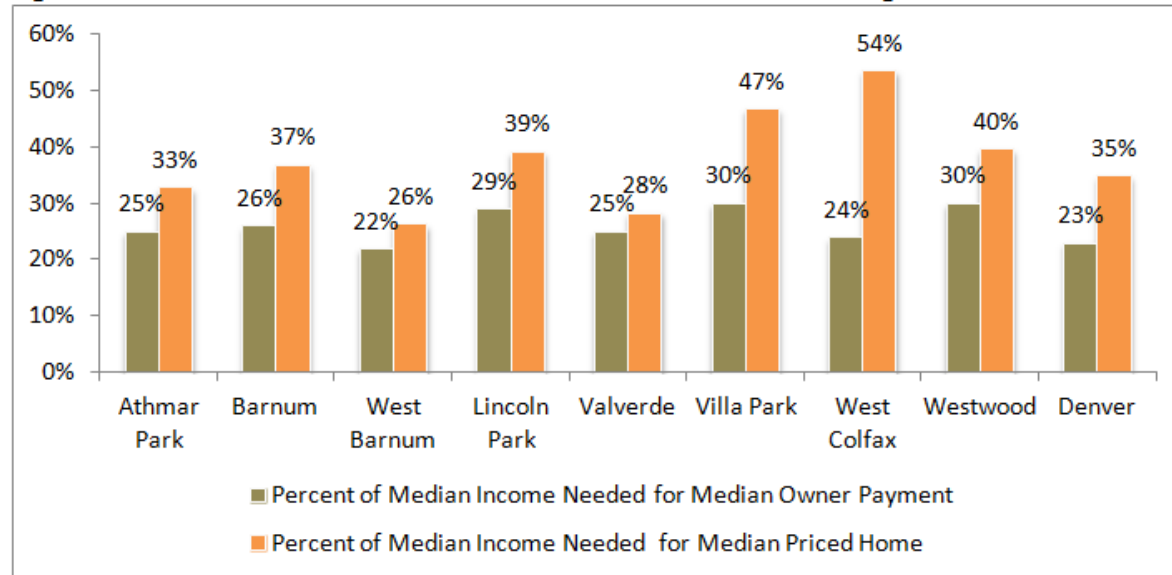


Figure 35: Percent of Median Owner Income Needed for Owner Housing Costs, 2015 and 2017



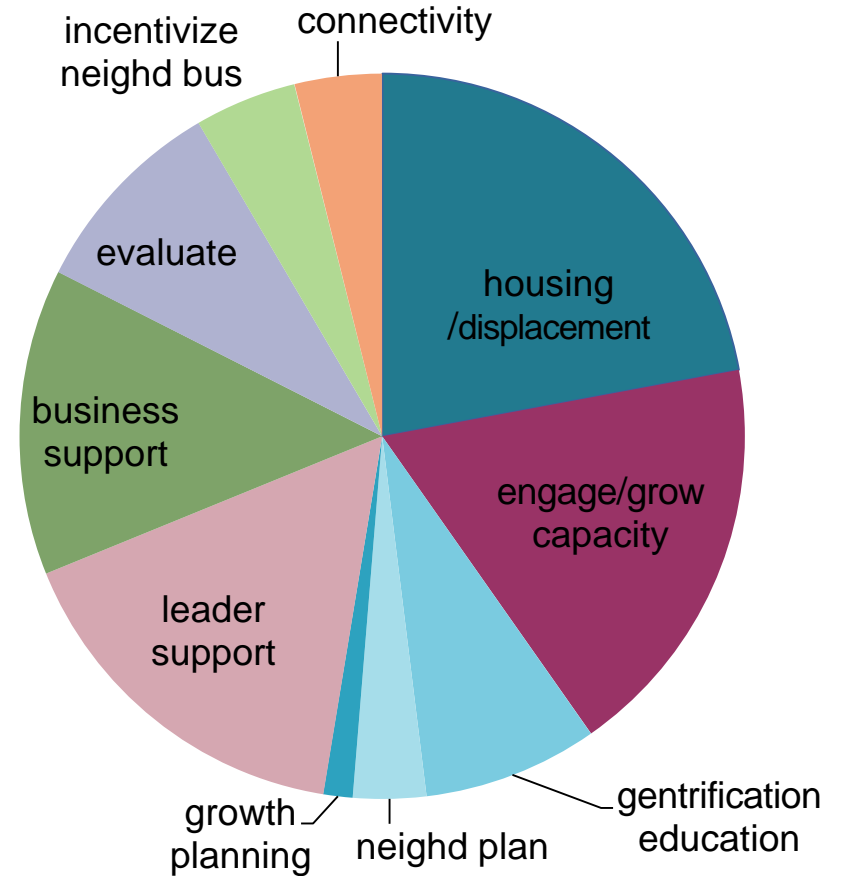
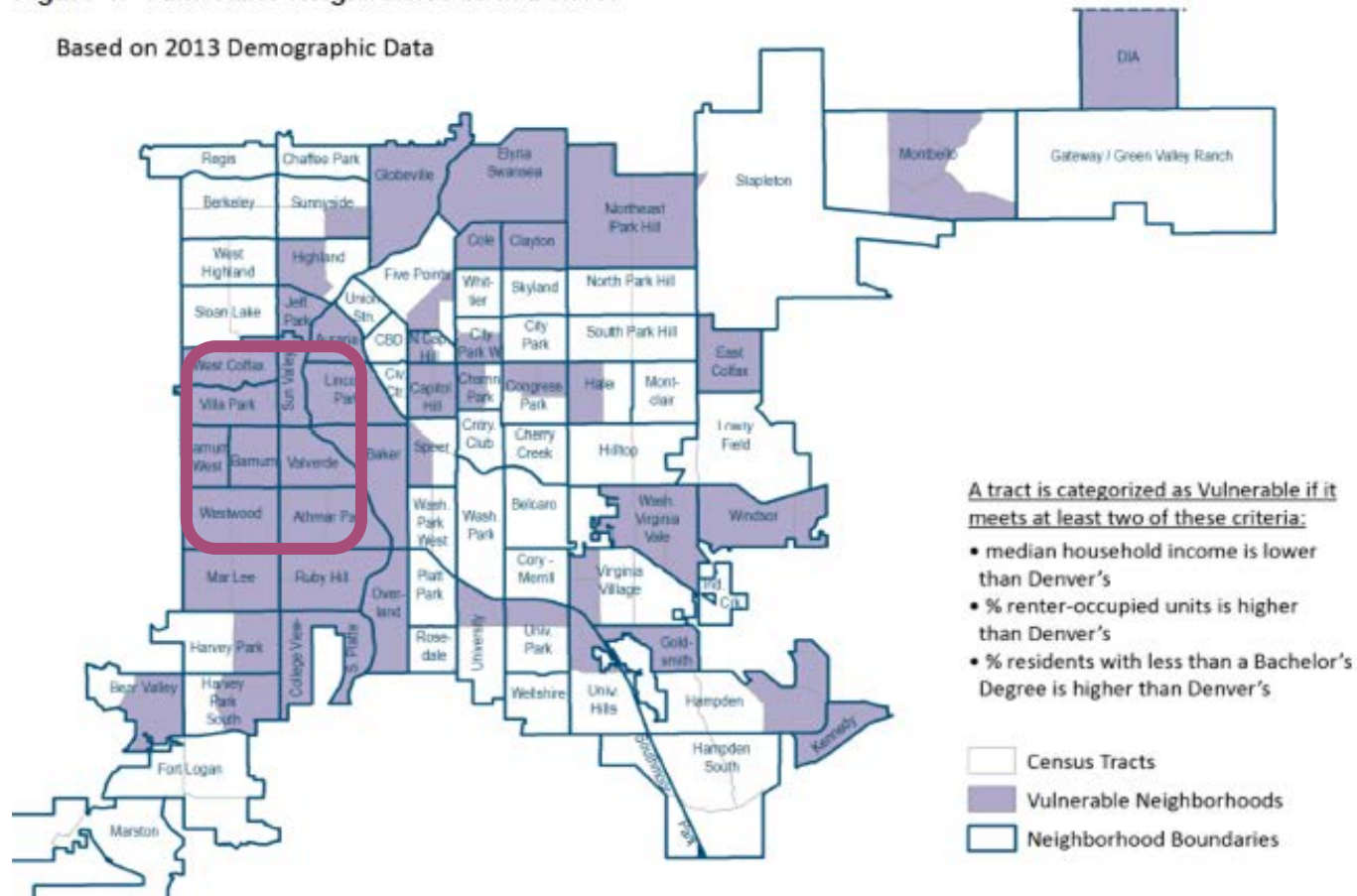
≥: US Census Bureau 2011 – 2015 American Community Survey, Metro Rent and Vacancy Survey 3Q 16, C

- 2017, Owners must have an income of approximately \$76,000, or 95% of the Denver HUD median income to afford the median priced home in west Denver.
- 2015, renter average income \$24,000 and owner average income \$56,000

COMMUNITY PRIORITIES & CONCERNS

Figure 4. Vulnerable Neighborhoods in Denver

Based on 2013 Demographic Data



Villa Park listening session/survey, 2016

THE IMPACTS

West Denver : Gentrification and Displacement Index

- Percent low income households
- Vulnerability to gentrification (6 criteria)
- Reduction in HH <80% AMI > Denver
- Percent increase in owner median income 2000-2015 > Denver metro area

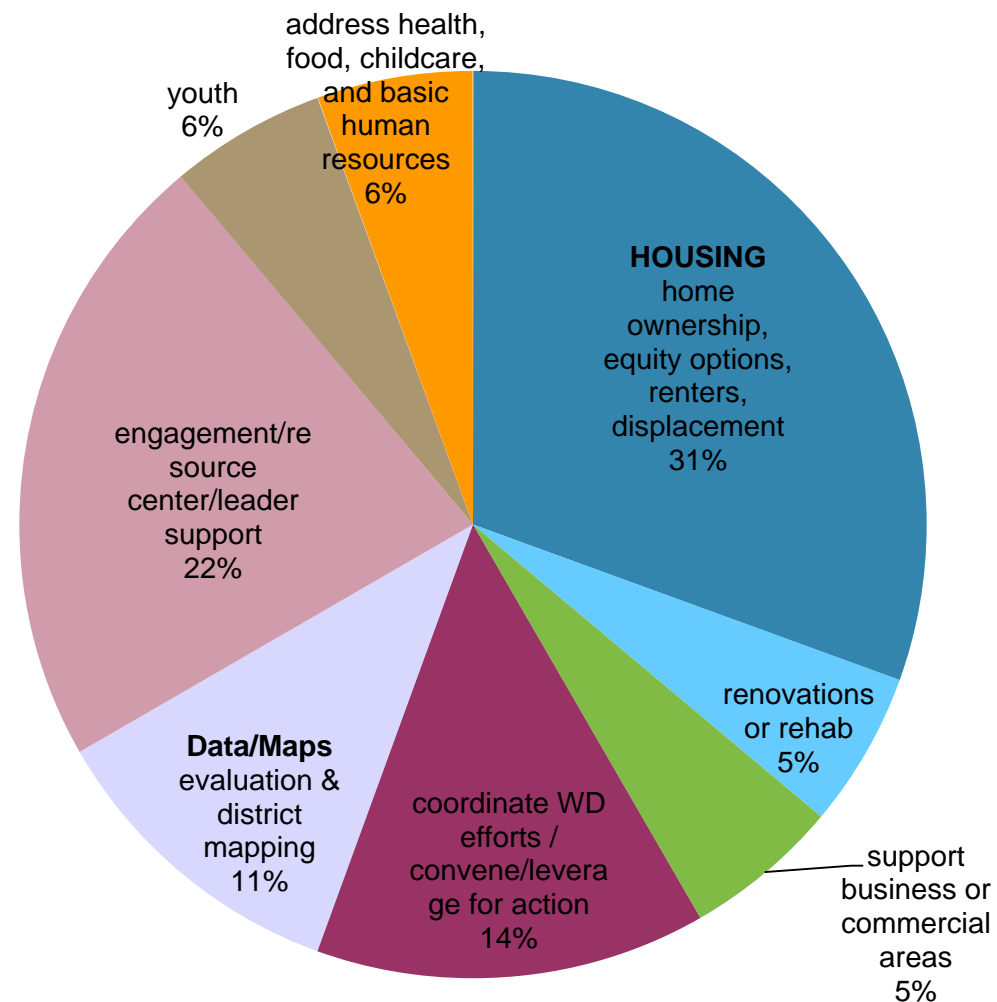
Disparities are increasing, opportunities are diminishing...so strategies, planning, land use and the built environment are critical

Table 18: West Denver Displacement Index Typologies

	Displacement Typology
Athmar Park	At Risk
Barnum	Not Losing, Early
West Barnum	At Risk
Lincoln Park	Undergoing
Sun Valley	At Risk
Valverde	Not Losing, Early
Villa Park	Undergoing
West Colfax	Undergoing
Westwood	Not Losing, Early

INFORMED STRATEGIES & POLICY

- Data & DEMOGRAPHICS that matter and are a part of solutions
- No 'DAD' planning...decide, announce, defend...
- Not just standard focus on traffic (SOV), land use for density and economic development... **but also on....**
 - Infrastructure
 - Public spaces
 - Health
 - Sustainability
 - **Social equity** integrated with sustainability and resilience



2016 consolidated priorities (1:1, leaders & listening sessions/surveys)

DEMOGRAPHICS, PLANNING & SOCIAL EQUITY

WHY

Because Planning & Policy shape the built environment and have equity implications

Land plays a critical role in opportunity, disparity, health, wealth, education, life expectancy)

Location impacts access, connectivity and mobility

Change in land use, the built environment and transportation can have critical quality of life impacts on residents

Equity is foundational and has impact on integration, diversity, opportunity, crime and results in better economies!

HOW: process

- Data informed baselines/outcomes
- Not just equity goals
- Participation and inclusion to avoid the consolidation and power to create change
- Tools to keep generating affordability, access, opportunity
- Social mobility and creativity
- Range of development and design potential
- ID development and strategic investments
- Guidance on change: parameters for who, how much, when, for whom?
- Visibility to process and accessibility of those tools
- Education
- Local leaders

DEMOGRAPHICS, PLANNING & SOCIAL EQUITY

HOW: inclusive elements and tools

Disparities

Threats

Balanced Streets

Mobility and accessibility

Access to services

Safety - 8 year old and 80

LAND USE

Property and land use stewardship...#1 way to build and maintain wealth

PlaceMaking

Risk and instability

Displacement

Quality of life - quality of streets, **public spaces**,

Access to resources and services

Inequality matters

Convenience

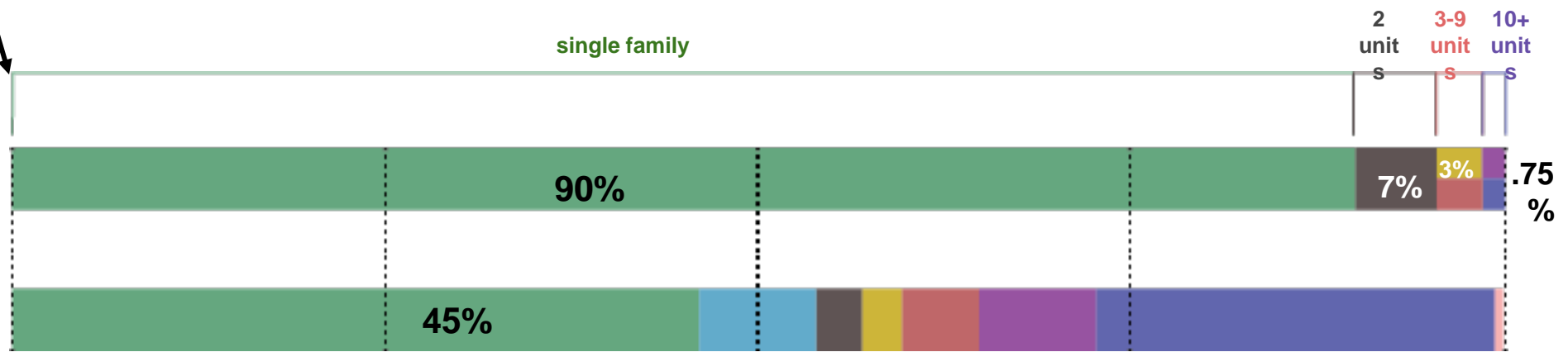
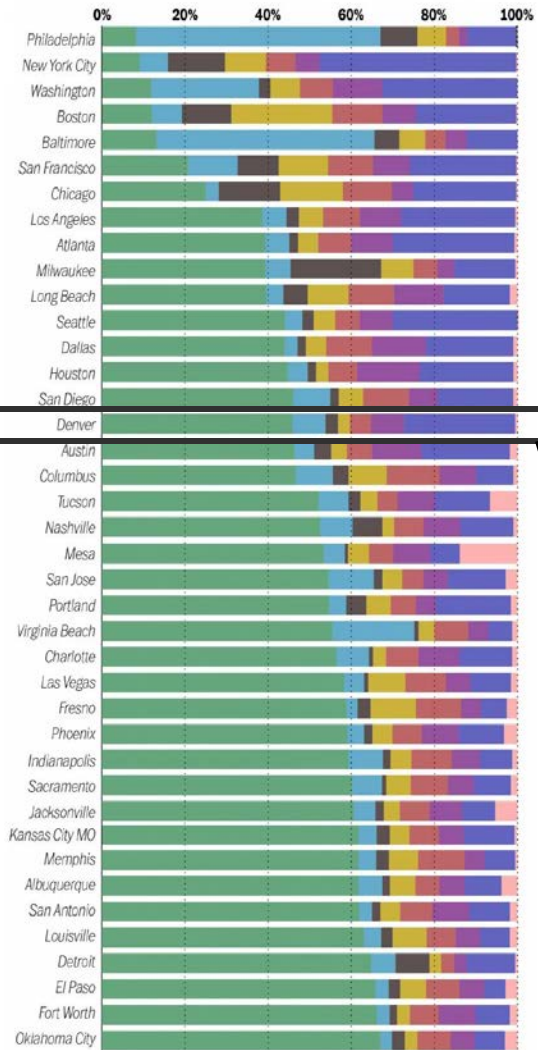
Change – how **change** will occur

Homeowner advantages

WDRC FOCUS AREAS

Priority	WDRC Initiatives	Neighborhoods	Partners
Engagement & Incl. underrepresented	<ul style="list-style-type: none"> Community Connectors 	Sun Valley (Westwood, Athmar Park)	DHA, Westwood Unidos, The Denver Foundation, Kresge
Coordination of WD Efforts	<ul style="list-style-type: none"> West Denver Community Leadership Committee (WDCLC) Continue WDRC 1:1 	All neighborhoods and priority focus areas	All local partners & agencies
Business Corridor Support	<ul style="list-style-type: none"> WCBID – project support BuCu West – project support Little Saigon – BID guide, vision outline 	West Colfax, Sun Valley Westwood Westwood & Athmar Park	West Colfax BID office, BuCu West, OED, Dept. of Finance, Vietnamese American Community of Colorado (VACC), North Federal BID
Housing Affordability & Minimizing Displacement	<ul style="list-style-type: none"> WD Housing snapshot West Denver Single Family Plus (WDSF+ Pilot Program) MF owner outreach 	All Neighborhoods	WDRC Implementing Partners/funders, OED, CPD, AIA, CHFA, Mayor’s Office HOPE (funders and builders being engaged)
District Issues: pedestrian safety, key connections, mobility	<ul style="list-style-type: none"> Federal Boulevard Connectivity within and across neighborhoods to amenities 	West Colfax, Sun Valley Villa Park to SV Westwood & Athmar Park	Mile High Connects, RTD, City & County of Denver OED/PW/Forestry, TPL,
advocacy, coordination, equity, leveraging \$	<ul style="list-style-type: none"> Blueprint Denver 2017 GO Bond 	All Neighborhoods	
data analysis		All Neighborhoods	
Annual community priorities		All Neighborhoods	

CUSTOM SOLUTIONS NEEDED

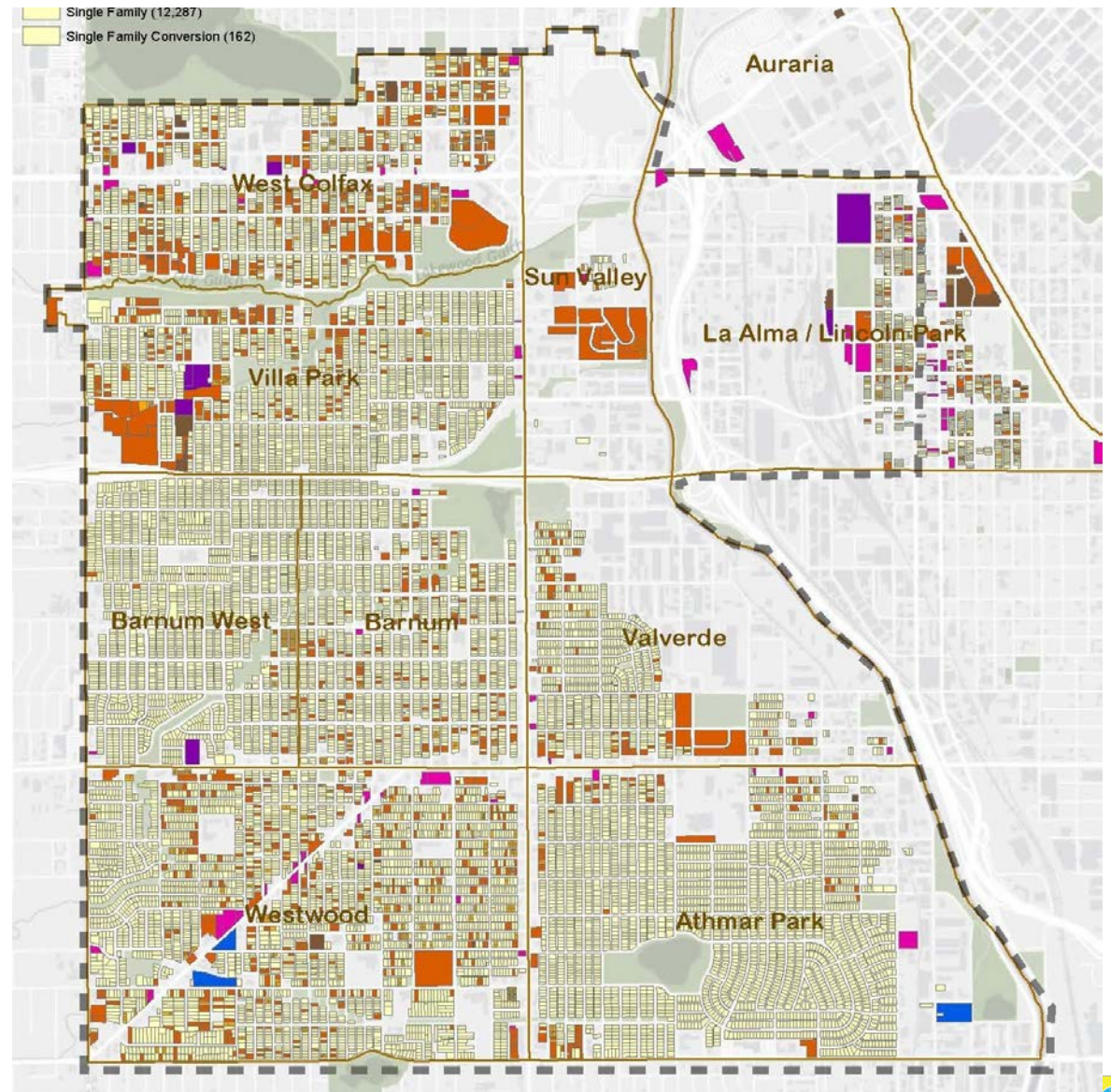


Data Source: US Census ACS; Image: WAPO ST/WONKBLOG & Washington Post; Icons: Martin Lebreton and Arthur Shlain, The Noun Project

WD EXISTING HOUSING

UNIT SIZE	PARCELS IN BOUNDARY	PERCENT
1 unit	13,113	89.83%
2 units	998	6.84%
3 - 9 units	380	2.6%
10 - 50 units	73	.50%
50 - 199 units	30	.21%
200 - 400 units	6	.02%
	14,597	100%


Parcels are not consolidated for large holdings by DHA properties and Valley Park.



DATA FOR WEST DENVER

	Athmar Park	Barnum	West Barnum	Lincoln Park	Sun Valley	Valverde	Villa Park	West Colfax	Westwood	Denver
Number of Owner Occupied Units Built after 2010	0	0	0	0	0	0	36	40	16	3,023
Number of Rental Units Built after 2010	0	0	0	107	0	0	8	112	14	4,292
Homeownership Rate, 2017	63%	56%	68%	28%	4%	45%	42%	26%	44%	49%
Percent of Owners <80% AMI, 2017	53%	67%	51%	46%	53%	66%	62%	49%	68%	30%
Percent of Renters 0 - 80% AMI, 2017	77%	73%	73%	69%	91%	81%	75%	82%	83%	59%
Percent of Owners who are Cost Burdened, 2015	27%	33%	30%	23%	50%	46%	37%	24%	37%	25%
Percent of Renters who are Cost Burdened, 2015	49%	59%	58%	45%	53%	61%	56%	53%	54%	47%
Percent of Owners with No Mortgage, 2015	13%	14%	9%	15%	100%	9%	14%	17%	15%	13%

WD HOUSING STRATEGY: MF & Single Family


1,500 MF parcels
(appx. 10%)
in the West Denver focus area



Multi-family sites
Owner forums on options
Preservation of buildings & sites
Rehab expanded

New MF in high benefit areas



5,900 of the total 13,000 parcels
Zoned for SF + ADU

eligible by zoning and min lot size for a detached ADU

3,355 of those parcels
allow SF homes plus ADU or more

eligible solely by zoning and minimum lot size for a detached ADU, Tandem House, or Duplex



SF +ADU

New Rental options
Build equity, Build wealth
Homeowner Options



SF +Tandem Home

New Owner options



Duplex

Owner & Rental options
Build equity, add units

Expand homeowner options, stabilize neighborhood, new rental and ownership opportunities

WHAT

West Denver Single Family Plus (WDSF+) - Pilot Program

program definition/need/outcomes

The West Denver Renaissance Collaborative (WDRC) proposes to lead an initiative that will expand west Denver homeowner options and stabilize neighborhoods by targeting affordable and equitable access to Accessory Dwelling Unit (ADU) and tandem home construction.

objectives

a.1

Target affordability and equitable access for ADU/Tandem Home construction in vulnerable neighborhoods of WD by addressing obstacles in ADU design, review, financing, construction, and education. Streamline the ADU/tandem home process and identify funding to support the WDSF+ initiative to support low income homeowners who: want to stay in their neighborhood, can leverage their equity, and want additional space for living or rental income. Get ahead of market efforts to simplify the ADU/tandem home process citywide.

a.2

Identify WDSF+ partners to address: ADU/tandem home obstacles (see below) AND homeowner needs, services, counseling, and support

a.3

Launch WD housing forums to increase home owner knowledge of and connections to partners providing assistance for: high risk mortgage, primary home rehabilitation, and due diligence for potential construction of ADU & Tandem homes

a.4

Within 18-24 months, provide lessons from several pilot projects that can help to scale ADU/Tandem Homes as a tool for minimizing displacement, providing new below market rate rental units, and new homeowner opportunities in other Denver neighborhoods.

a.5

500 units rehabed and built in 5 years - Year 1: 20 units, Year 2: 25 units, Year 3: 100 new units, Year 4: 100 units; rehabilitation in partnership with existing programs (250 in 5 years)

outcomes

Stabilize west Denver neighborhoods and minimize involuntary displacement by providing homeowner education, homeowner assistance to service providers (mortgage, rehab), and offering SF+ support services for low income homeowners interested in building an ADU or tandem homes in west Denver. Support wealth building in place, equitable access to infill development, and provide additional SF rental units (ADUs) or homeowner opportunities (tandem homes).

WHO

WDRC (DHA, OED, ECP, TDF), HOPE, CPD, Builder Partner(s), WDSF+ Funders, and Financing Partner

	Homeowner Options	Dev Review/Fees	ADU Interest & Eligibility	Design	Financing	Build	Support
Obstacle	not well connected	few reviewed, so not well known (custom each time)	Eligible, but interested? Some neigds aren't zoned for ADU	custom	custom & difficult to finance	few builders; custom build	mortgage, maintenance, and landlord training will be needed
Goal	Identify local service providers for mortgage asst, credit counseling, and home rehabilitation; outreach to local partners to get the word out	Work with CPD/OED to review ADU code and fees. Pilot development review and fees on City owned sites in Villa Park	Id areas of need and readiness; reach out to homeowners in high potential areas. Conduct site evaluations directly with interested owners.	Work with the AIA & CPD to design and preapprove ADU building type sets for WDSF+ pilot program. Identify areas of code that may need changes (ADU bundle).	Identify financing qualifications, terms, and sources: loan guarantee, revolving low-interest loan, forgivable loan, fee waivers	Identify a builder for Year 1 and 2; work together to: build capacity for ADU production, reduce price per sf, increase delivery of units for years 3-5	Owner counseling, training, and support services for homeowners in the ADU or tandem home process; or managers of a ADU
Partner: lead, supporting, <i>potential</i>	WDRC, OED, SWIC, Habitat for Humanity, DURA	OED, WDRC, ECP, <i>developer</i>	WDRC	WDRC, AIA, CPD	OED, ECP, CHFA,	Habitat for Humanity	tbd
Timeline	with initiative launch	ongoing	initiated	initiated, will follow OED zoning review	Q2 2017	initiated	with initiative launch
Funding (Y1 to launch)	50,000	n/a	75,000	25,000	2M	30,000	tbd
Outcome	Raise awareness of homeowners options and contacts w/service providers	More predictable zoning and development review of ADUs & tandem homes	A pipeline of eligible sites and info sharing with owners seeking entitlements in WD	Standard sets of ADU types that are approved for building permit; id code limitations & seek policy change	A range of financing options for homeowners <80% AMI	A nonprofit ADU production builder and lessons for building affordable ADUs	Owners building wealth in place; additional SF rental units