



DENVER
THE MILE HIGH CITY

BLUEPRINT DENVER TASK FORCE

Gentrification Overview

Office of Economic Development
Thursday, February 23, 2017

FOR CITY SERVICES VISIT | CALL
DenverGov.org | **311**

How are we defining “gentrification?”

Public and private investment in historically underserved neighborhoods can have real economic benefits for individuals and communities, providing opportunities for wealth building and access to improved services for families.

Increasing economic mobility is an important goal of revitalizing neighborhoods across the city and throughout the region.

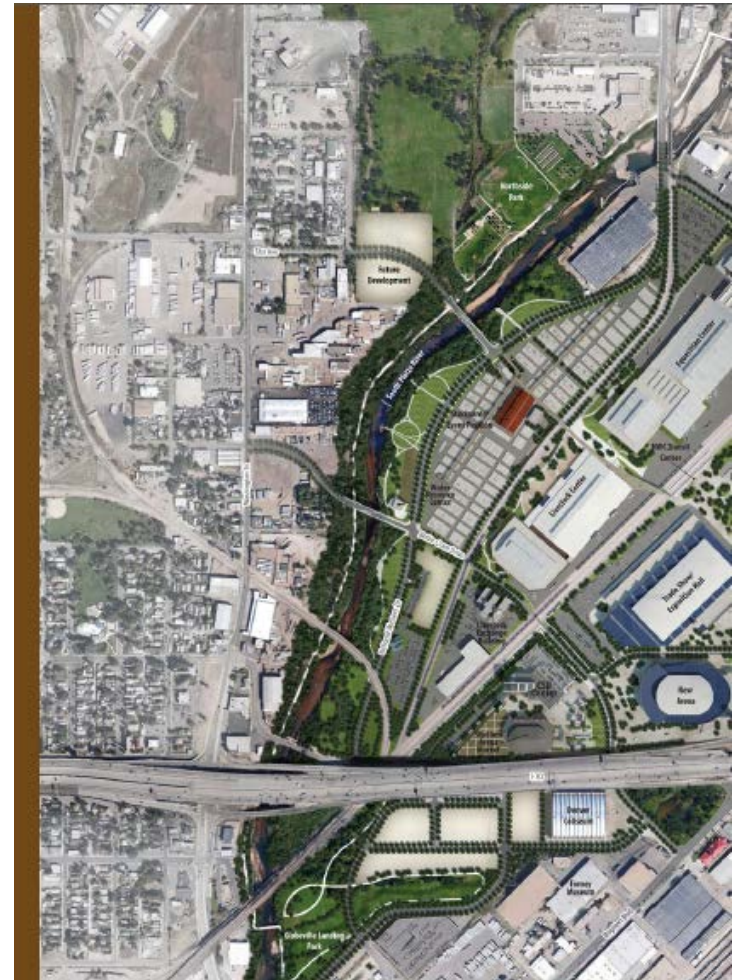


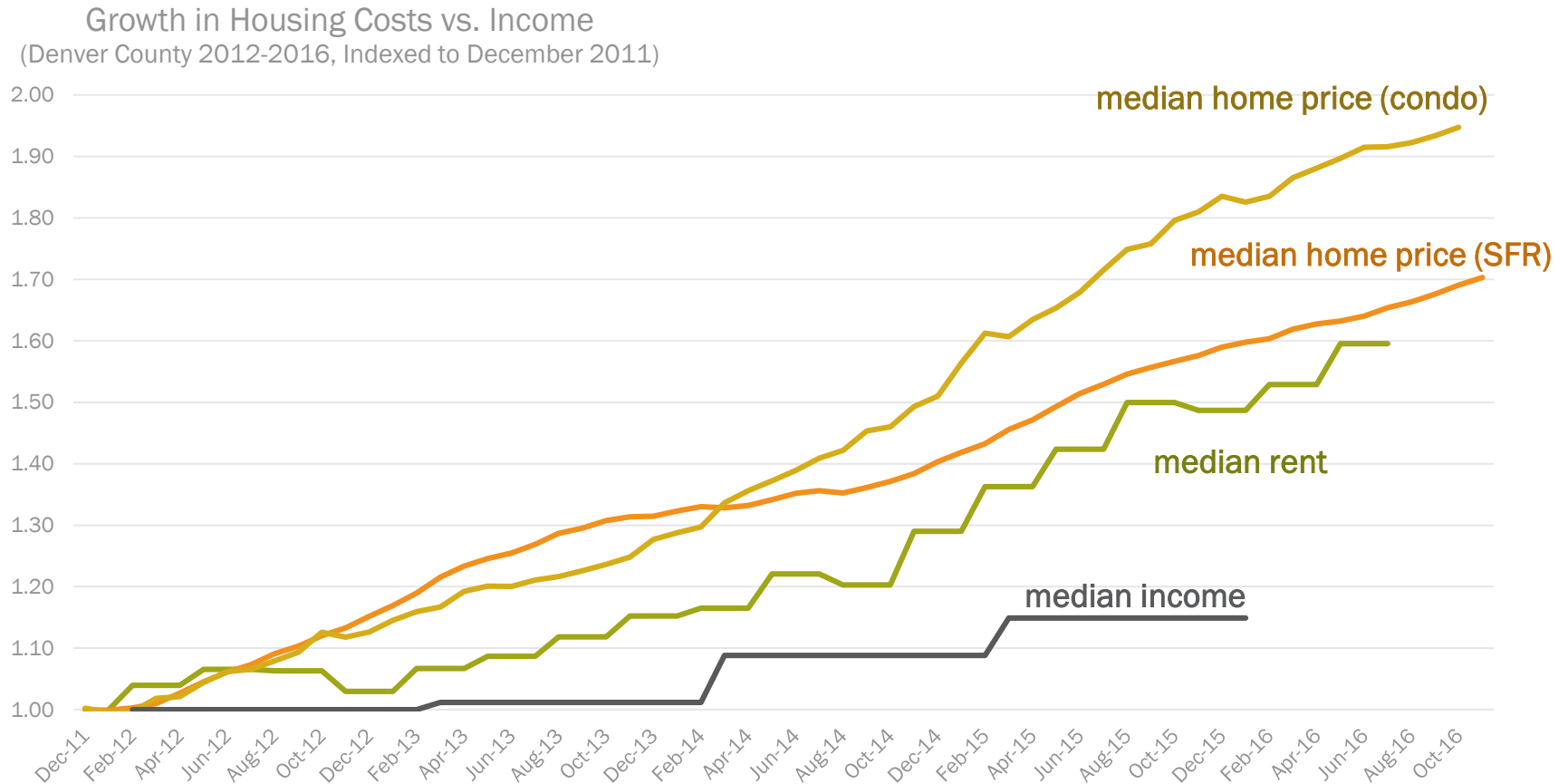
Photo Credit: National Western Center Master Plan

How are we defining “gentrification?”



Photo Credit: 5280 magazine

BUT public and private investment is having an impact on housing costs and contributing to a changing demographic for local businesses, putting **low and moderate-income residents at risk of involuntary displacement** from neighborhoods they have lived and worked in for years.



As a city and a region, how do we find a balance between the *positive goal of revitalization through equitable development* with strategies that *reduce involuntary displacement* of existing residents and businesses?

“...equitable development [is] the creation and maintenance of economically and socially diverse communities that are stable over the long term through means that generate a minimum of transition costs that fall unfairly on lower income residents...” (Kennedy and Leonard, 2001)

Considering that a complex mix of both market-driven forces and public investment can cause gentrification, Denver's Office of Economic Development conducted a review of what strategies and tools can be employed to reduce displacement.

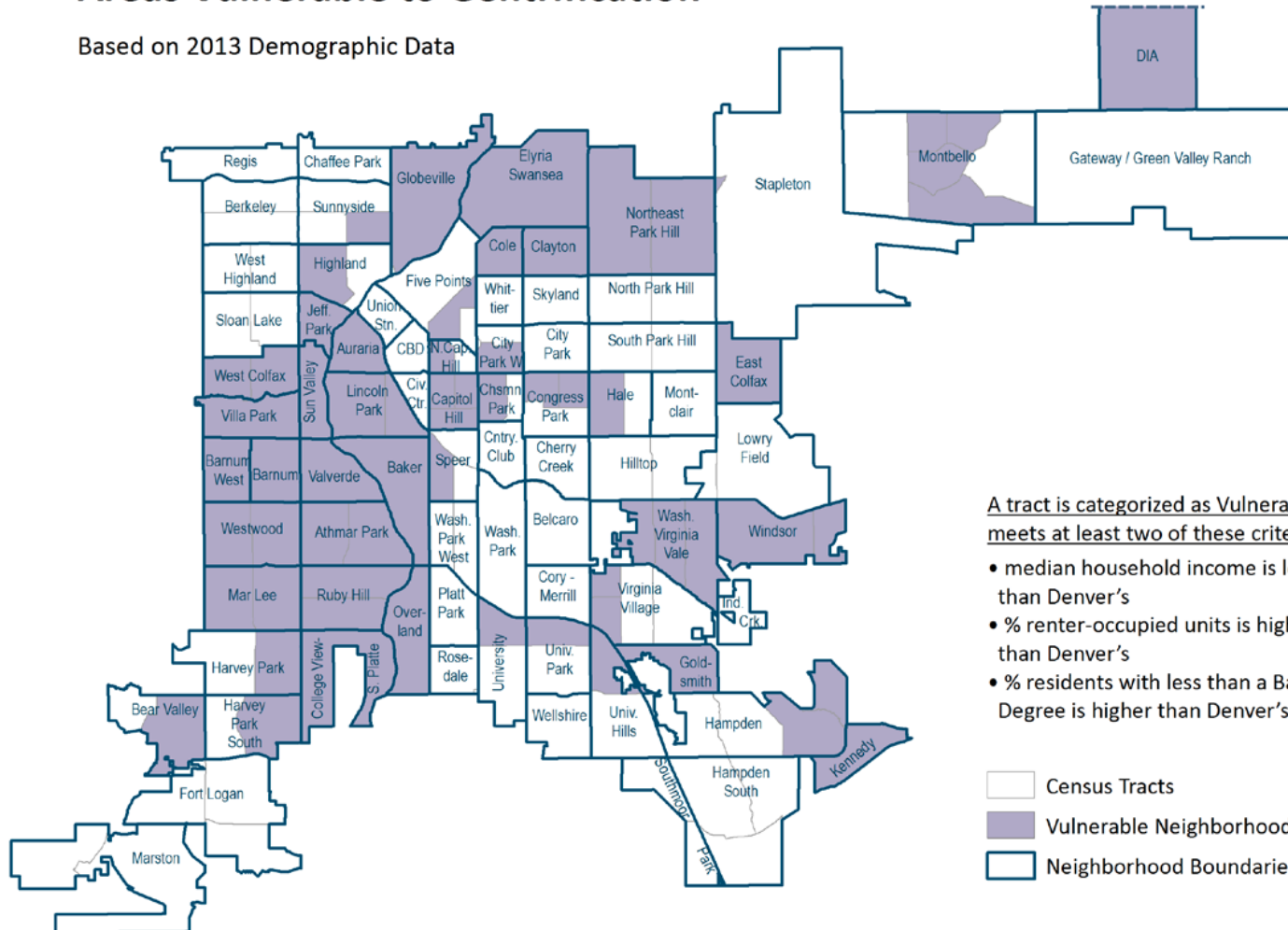


Goals of the Study:

- Identify factors that cause residential/commercial displacement
- Determine neighborhoods at risk of gentrification
- Research best practices to minimize displacement while capturing the positive impacts of neighborhood reinvestment
- Inform the discussion and decisions for OED investments with the goal of equitable neighborhood revitalization




Areas Vulnerable to Gentrification

Based on 2013 Demographic Data



A tract is categorized as Vulnerable if it meets at least two of these criteria:

- median household income is lower than Denver's
- % renter-occupied units is higher than Denver's
- % residents with less than a Bachelor's Degree is higher than Denver's

-  Census Tracts
-  Vulnerable Neighborhoods
-  Neighborhood Boundaries

Major findings from Denver's Gentrification Study:

- 1) There is no single solution or silver bullet in addressing gentrification.
- 2) **Affordable housing investment is key in reducing displacement.**
- 3) Need to connect public investments with access to economic opportunity.



Broad set of tools are necessary to address gentrification, including collaboration across city agencies, public and private organizations to address displacement.

Affordable housing investment is key in reducing displacement.

Recommended strategies in addressing affordable housing:

- Create robust permanent funding source for affordable housing
- Use the study's neighborhood typology to evaluate investments
- Preserve existing affordable housing
 - Income restricted affordable housing and “market affordable” housing
- Bank land in neighborhoods at risk of involuntary displacement
- Protect existing residents including homeowners and renters

Questions/Discussion



Equity in the Planning Process

Chris Armijo

Chris Armijo Consulting, LLC

Blueprint Denver Task Force Monthly Meeting

February 23, 2017

“Planning is about place and people,
and too often planners and
designers forget about the people
and focus on place. If you don’t take
people into account, equitable
outcomes are difficult to achieve.”

Mitchell Silver, Past President,
American Planning Association



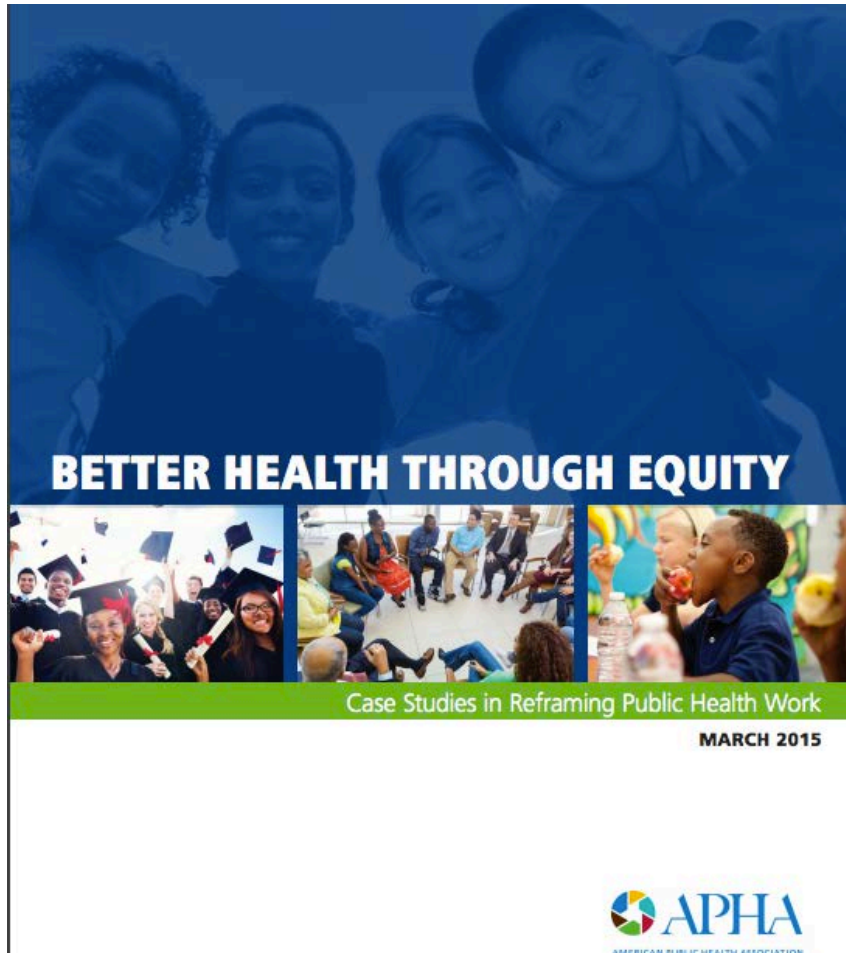
American Planning Association

Making Great Communities Happen



A RISING TIDE LIFTS ALL BOATS

Defining Health Equity



- “Everyone has the opportunity to attain their highest level of health.”
 - We value all people equally.
 - We optimize the conditions in which people are born, grow, live, work, learn and age.
 - We work with other sectors to address the factors that influence health, including employment, housing, education, health care, public safety and food access.
 - We name racism as a force in determining how these social determinants are distributed.



Equality = SAMENESS

Equality is about **SAMENESS**, it promotes fairness and justice by giving everyone the same thing.

BUT it can only work **IF everyone starts from the SAME place**, in this example equality only works if everyone is the same height.

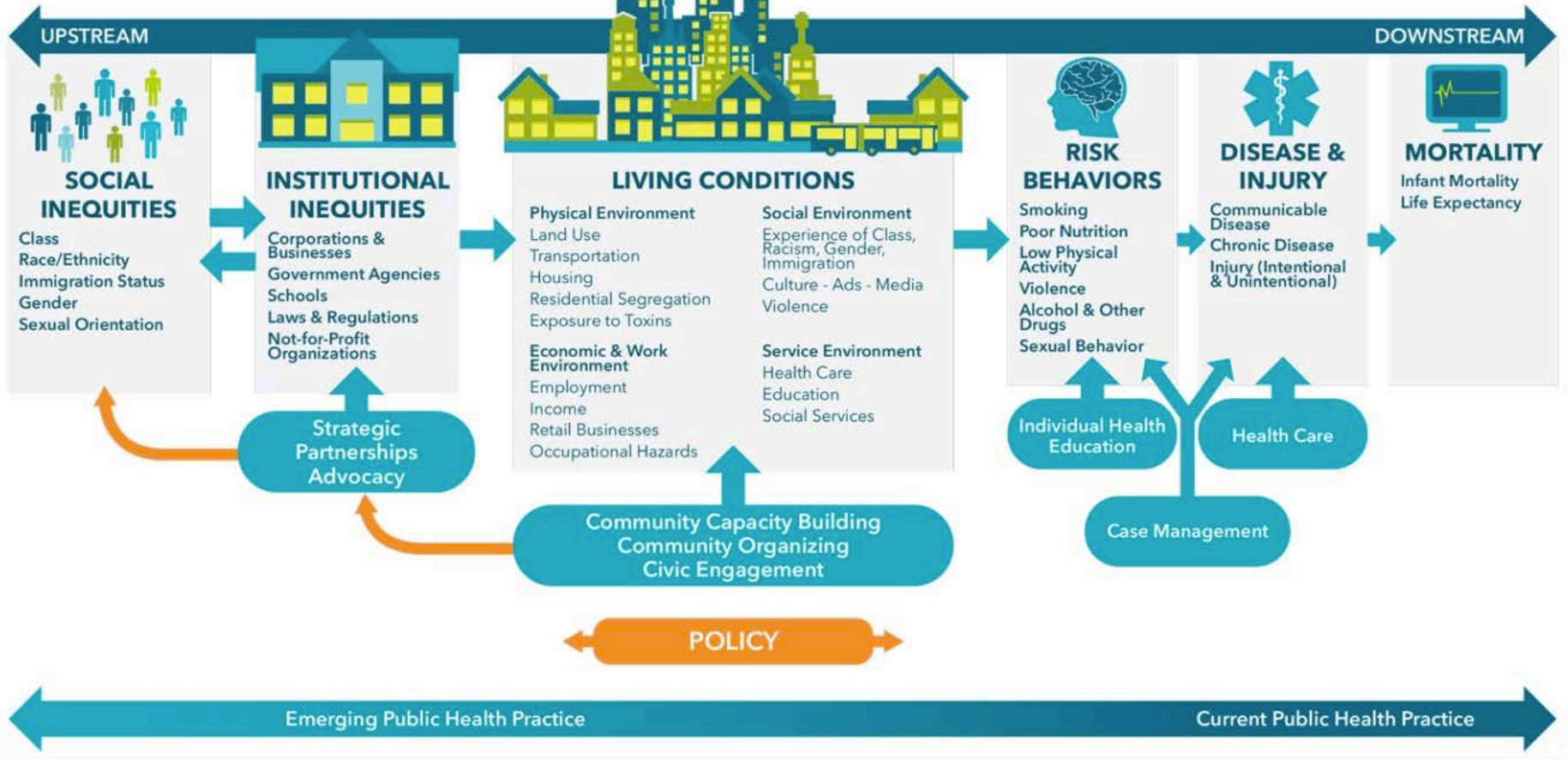


Equity = FAIRNESS

EQUITY is about **FAIRNESS**, it's about making sure people get access to the same opportunities.

Sometimes our differences and/or history, can create barriers to participation, so we must **FIRST ensure EQUITY** before we can enjoy equality.

A PUBLIC HEALTH FRAMEWORK FOR REDUCING HEALTH INEQUITIES
BAY AREA REGIONAL HEALTH INEQUITIES INITIATIVE



What **Makes** Us Healthy



What We **Spend** On Being Healthy



CITY AND COUNTY OF DENVER

Blueprint Denver Update

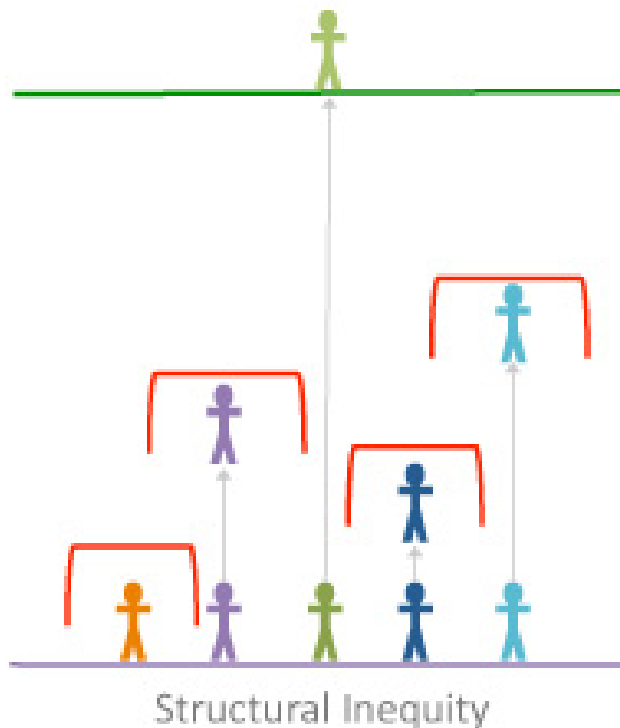
planning process



Targeted Universalism

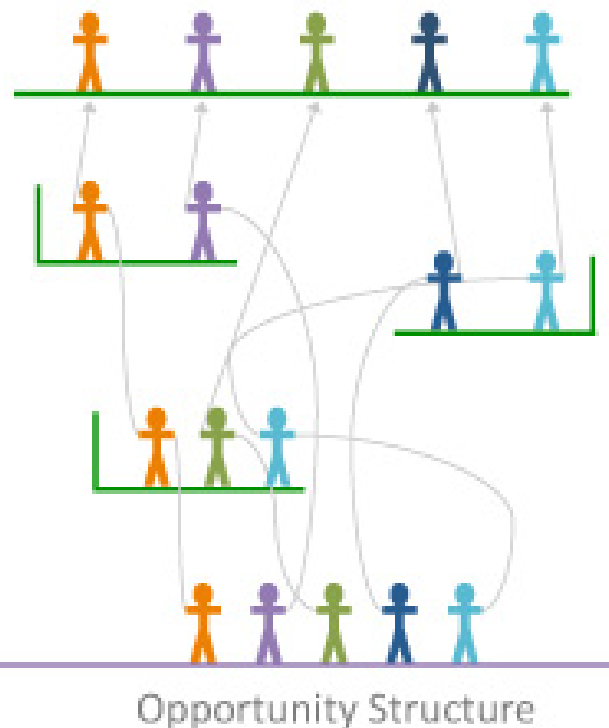
Universal Goal with Targeted Solutions

Structural Inequity produces consistently different outcomes for different communities.

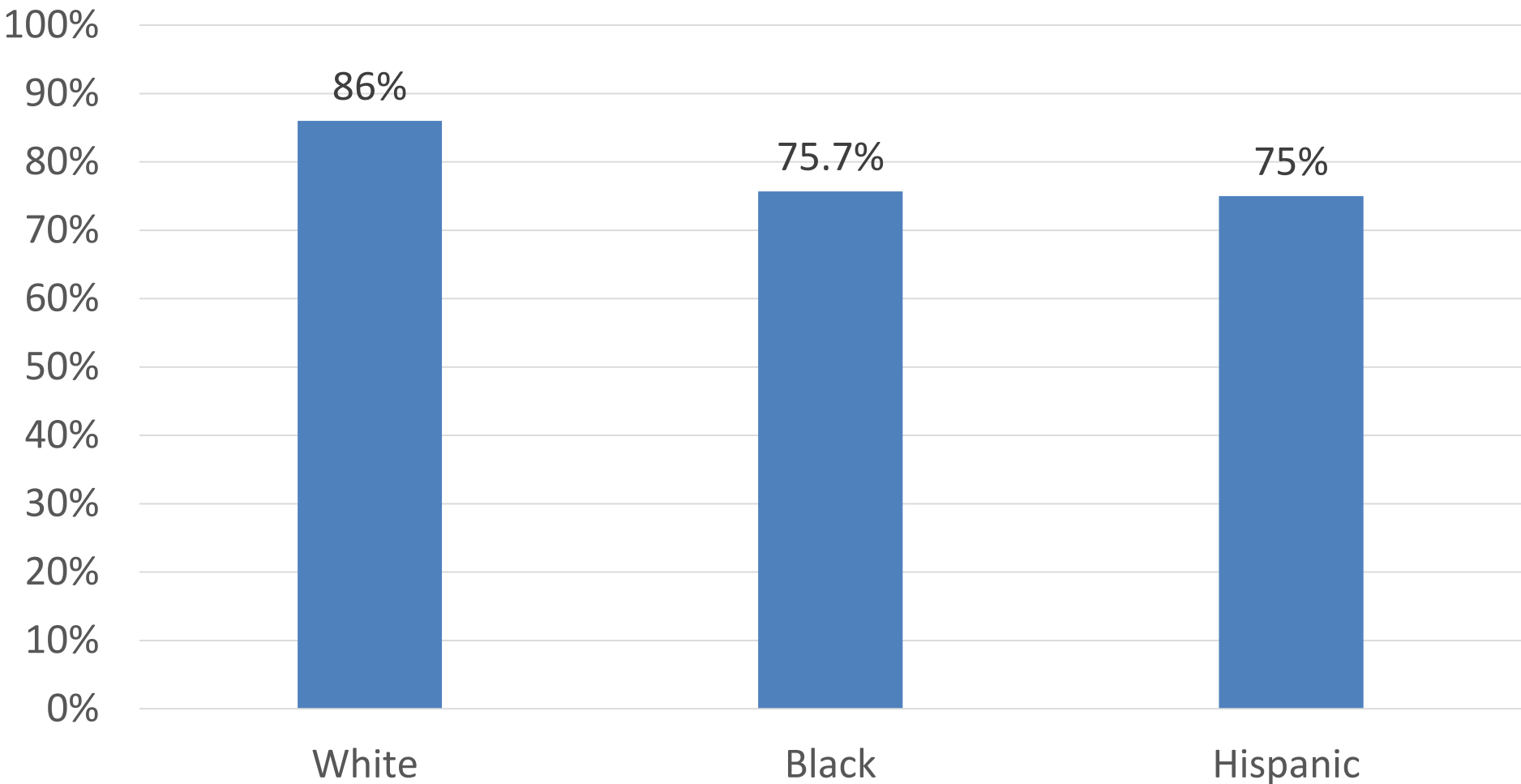


vs.

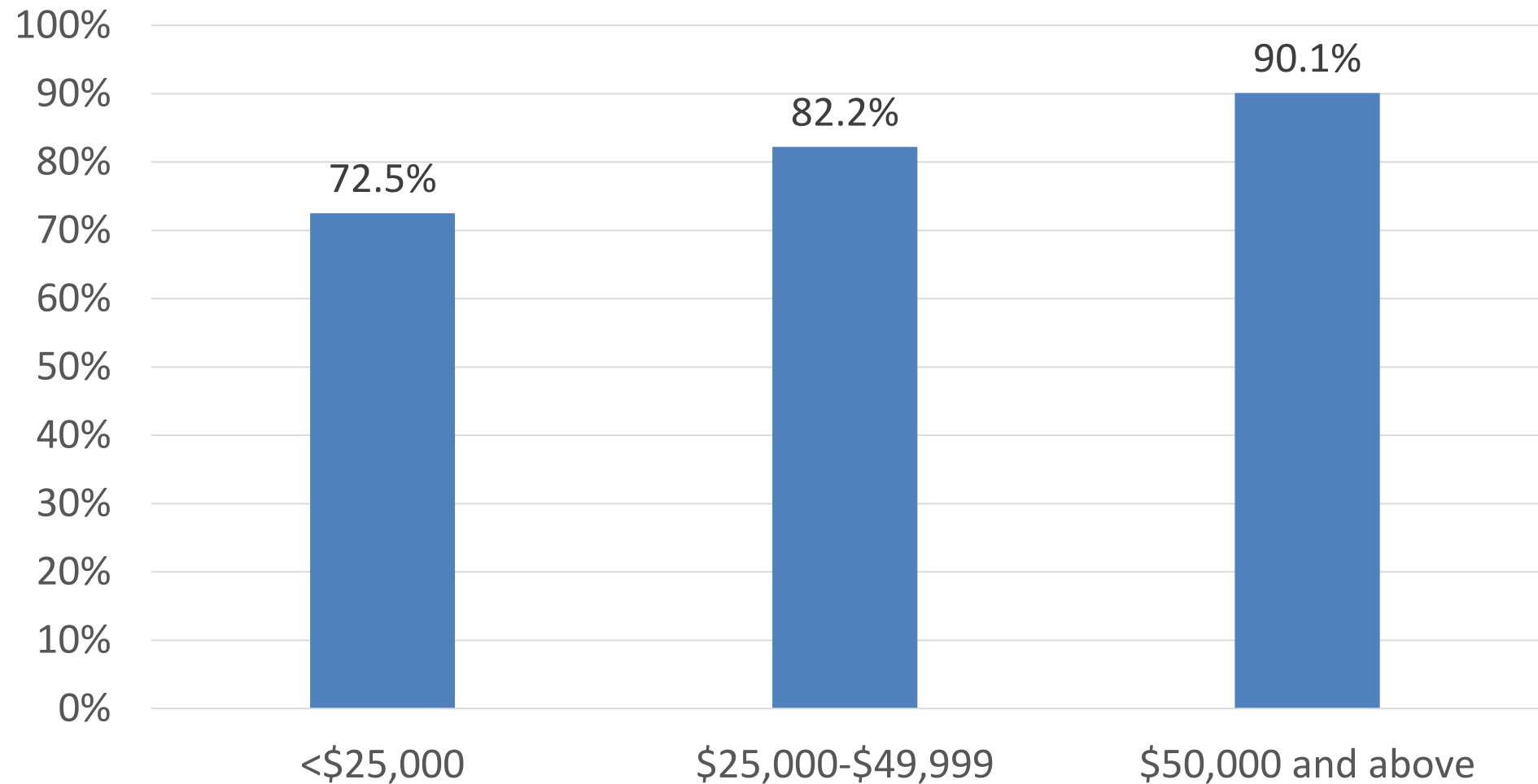
Opportunity Structures respond with necessary resources and multiple paths needed for different communities & individuals to thrive.



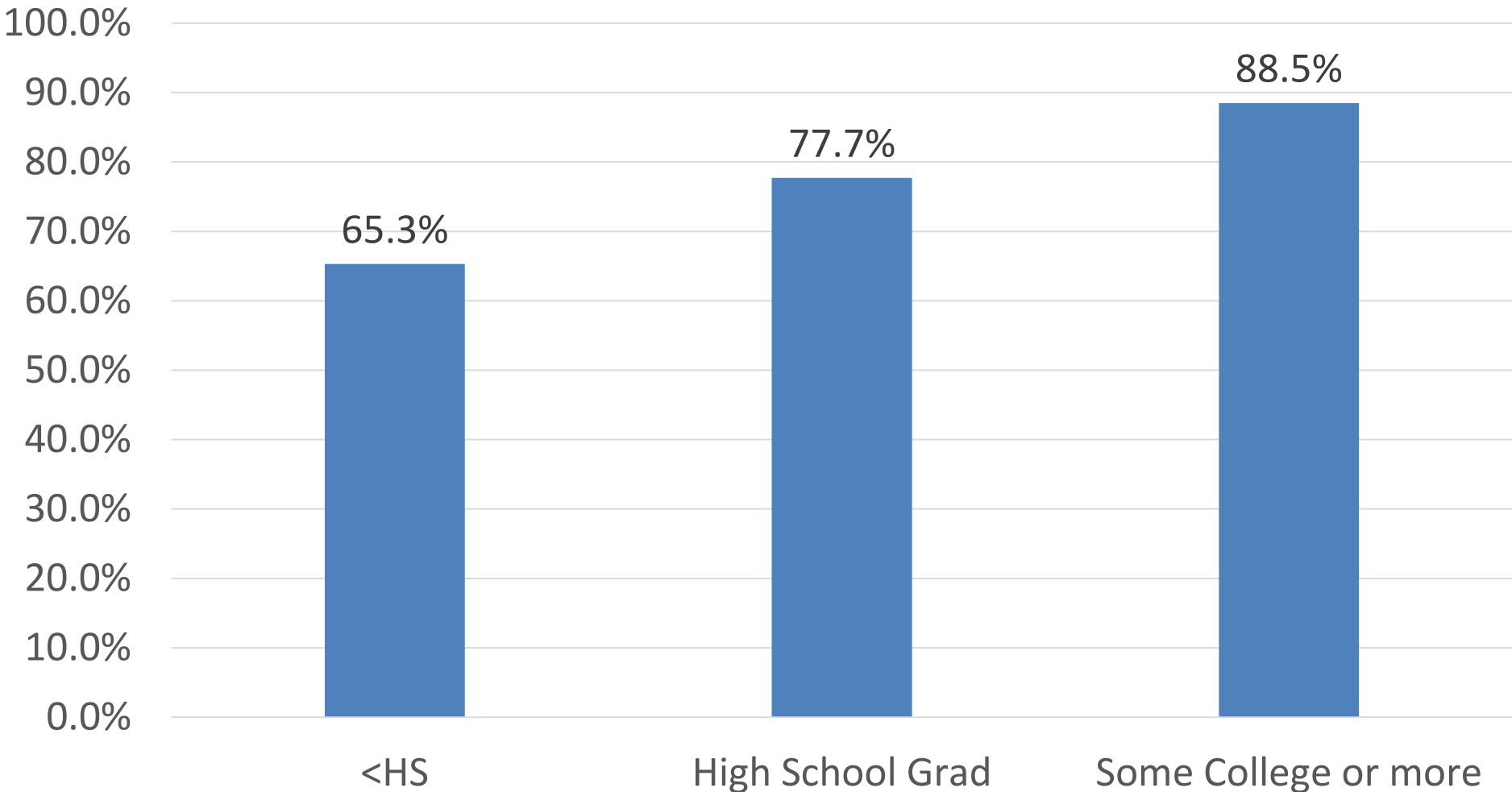
During the past 30 days, other than your regular job, did you participate in any physical activities?



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Conditions for effective approaches to health equity on a regional scale

- Authentic, sustained engagement of leaders of low-income communities of color at every stage
- Comprehensive, insightful documentation of existing conditions, both socioeconomic and health
- Strong partnerships between public health and planning
- Analytical methods which measure projected health impacts of scenarios disaggregated for population subgroups— especially by race and income
- Policy recommendations which reflect the priorities and needs of low-income communities in the context of regional growth and change

Sustainable Communities Series

Regional Planning for Health Equity

PolicyLink

Sustainable Communities
Learning Network

Victor Rubin



PolicyLink is a national research and action institute advancing economic and social equity by **Lifting Up What Works**®.

Introduction

Where someone lives helps determine their health, from safety to chronic conditions to life expectancy itself and, in fact, this importance of place in promoting health is becoming increasingly recognized and understood. If you live in a neighborhood with safe access to parks, grocery stores, good jobs, good schools, public transit, and other services, you are more likely to be in good health. If your neighborhood lacks these amenities, you are more likely to suffer from chronic diseases, such as obesity, diabetes, asthma, and heart disease.¹ Neighborhoods without these essentials are home to a large percentage of people of color, many of whom are low income. Growing health inequities exist between racial groups and

Questions and Reflections?



- Questions and/or reflections about health equity?
- Thoughts about the connection to Blueprint Denver's work?
- Thoughts about how you are creating health equity in your current strategies?

Blueprint Denver & Equity

Equitable Revitalization



Neighborhood Development Collaborative (NDC): Non-Profit Affordable Housing Developers and Service Providers

Affordable Housing Development:

- Affordable housing is typically developed by 3 types of organizations: for-profit developers, housing authorities, and non-profit community development corporations (CDCs).
- NDC is a coalition of 10 of Denver's major CDCs, + DHA and DURA
- Since 2009, NDC members have invested over \$660M in Denver to
 - Produce 4,363 affordable and workforce apartment & single family homes
 - Create 5,673 jobs, (938 of which are permanent)
 - Develop over 1 Million square feet of commercial space
 - Serve over 95,500 people through housing and housing counselling

Learn more at ndcollaborative.org



Contents

- Zoning & Community-Benefiting Development (Arapahoe Square, Etc)
- Community Preservation (GES)
- Conclusions

Zoning & Community-Benefiting Development – Arapaho Square

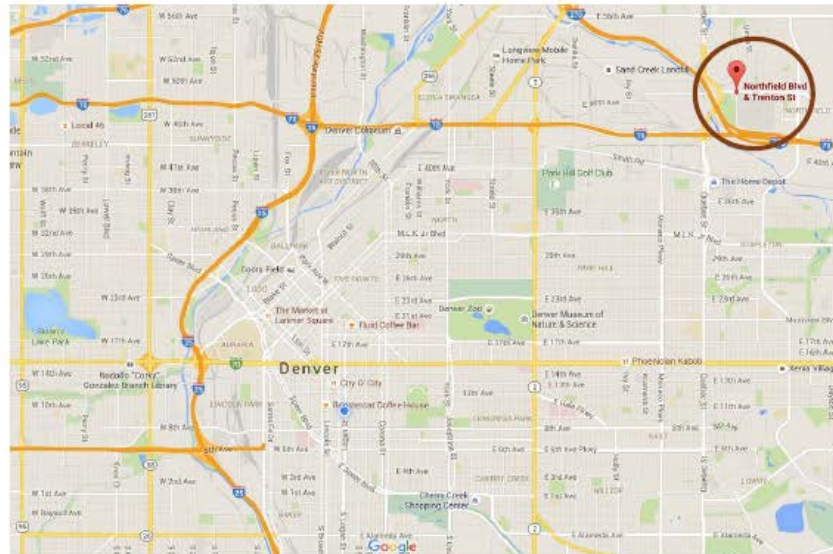
- Bill Windsor: *“on a given lot, for most lots, you can only build to a certain percentage of the height allowed before having to setback upper stories. First setback often takes place on the 3rd Floor. On a small lot, the setback will make it difficult to get double-loaded residential corridors.”*
- Other issue - Other things that increase cost:
 - design review committee architect standards increase the use of brick and decrease use of stuc, metal, and/or compressed wood
 - Streetside activation—Increased Cost
 - Point-Tower Podium

Zoning & Community-Benefiting Development



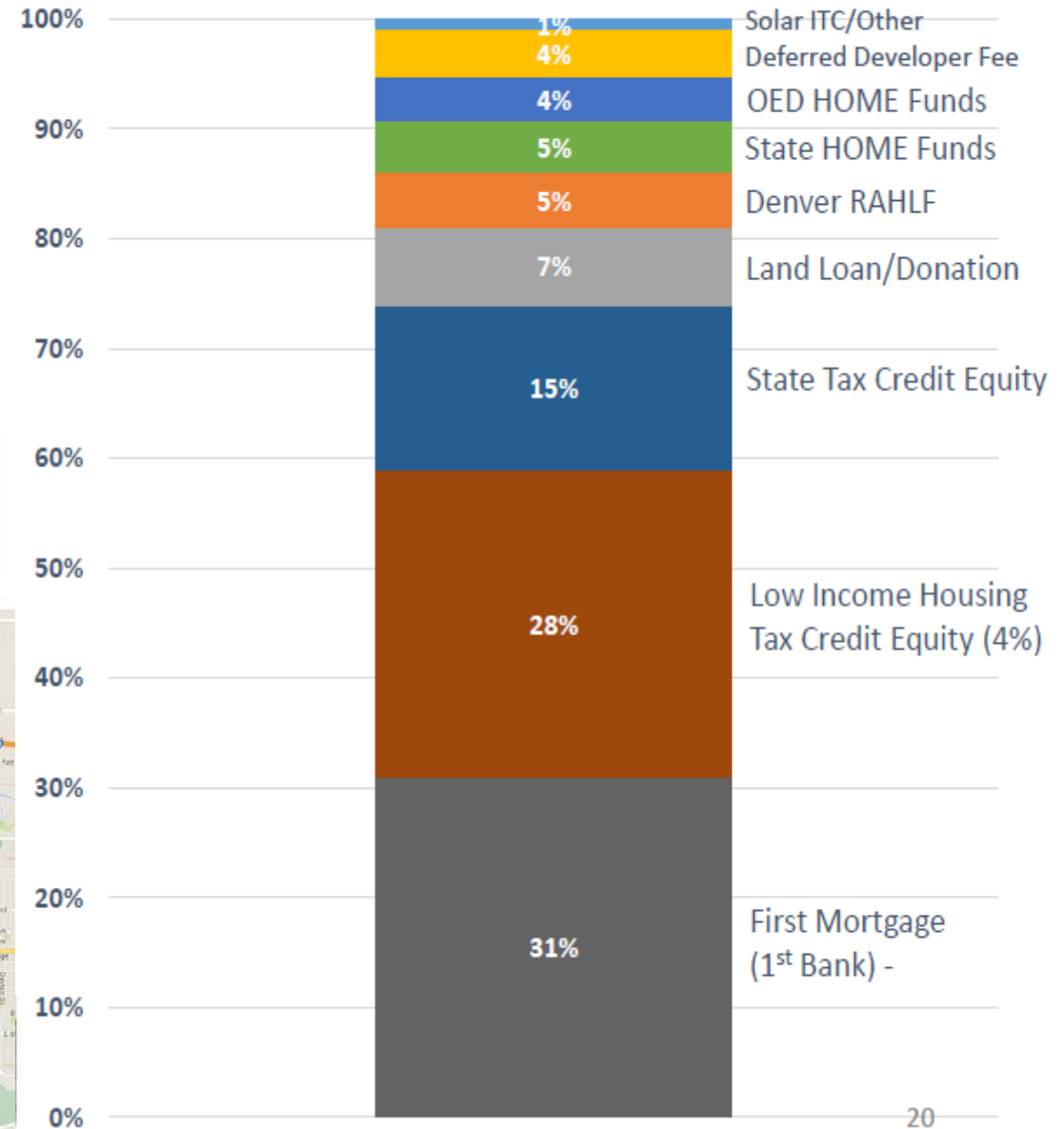
Affordable Rental Example – Northfield Apartments at Stapleton

84 units under construction, developed by NDC member Northeast Denver Housing Center. 4900 N Trenton St.



- **Income Range:** Less than 60% of Denver Area Median Income (AMI). Unit breakout –
 - 37% for 60% AMI residents
 - 15% for 50% AMI residents
 - 47% for 30% AMI residents
- **Classes:**
 - Computer
 - After School
 - Exercise
 - Cooking
 - Health
- **Location:** access to a large number of amenities within 2 miles of location

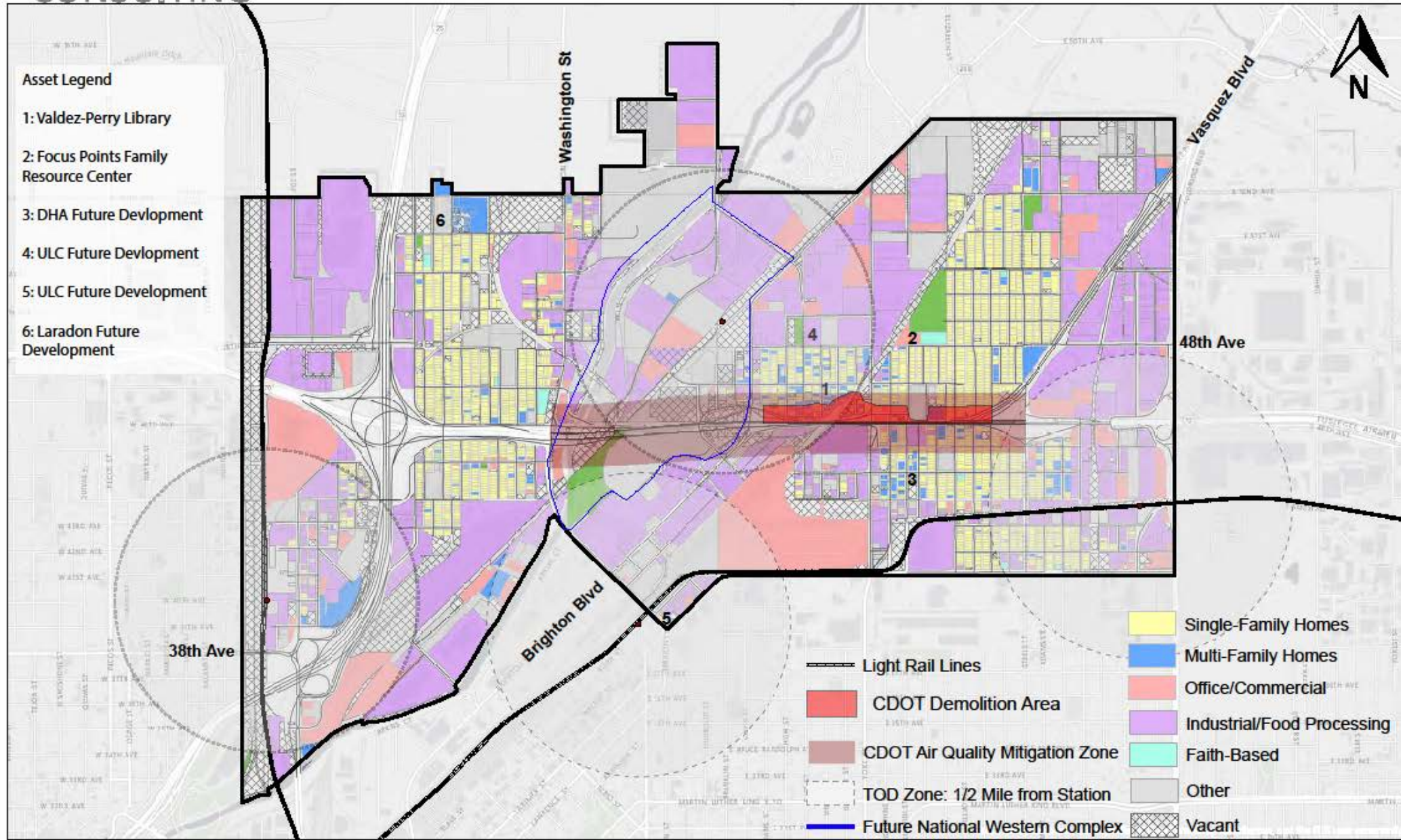
Total Development Cost: \$19,260,000



Community Preservation - GES Housing Stats

- Median Incomes:
 - Globeville: \$29,639, Elyria-Swansea: \$39,433, Denver: \$80,100
- % of Units built before 1970:
 - Globeville: 68%, Elyria-Swansea: 79%, Denver: 55%
- Homeownership:
 - Globeville: 36%, Elyria-Swansea : 55%, Denver: 51%
- Land Values: 100% increase since 2012

GES Parcels by Land Use

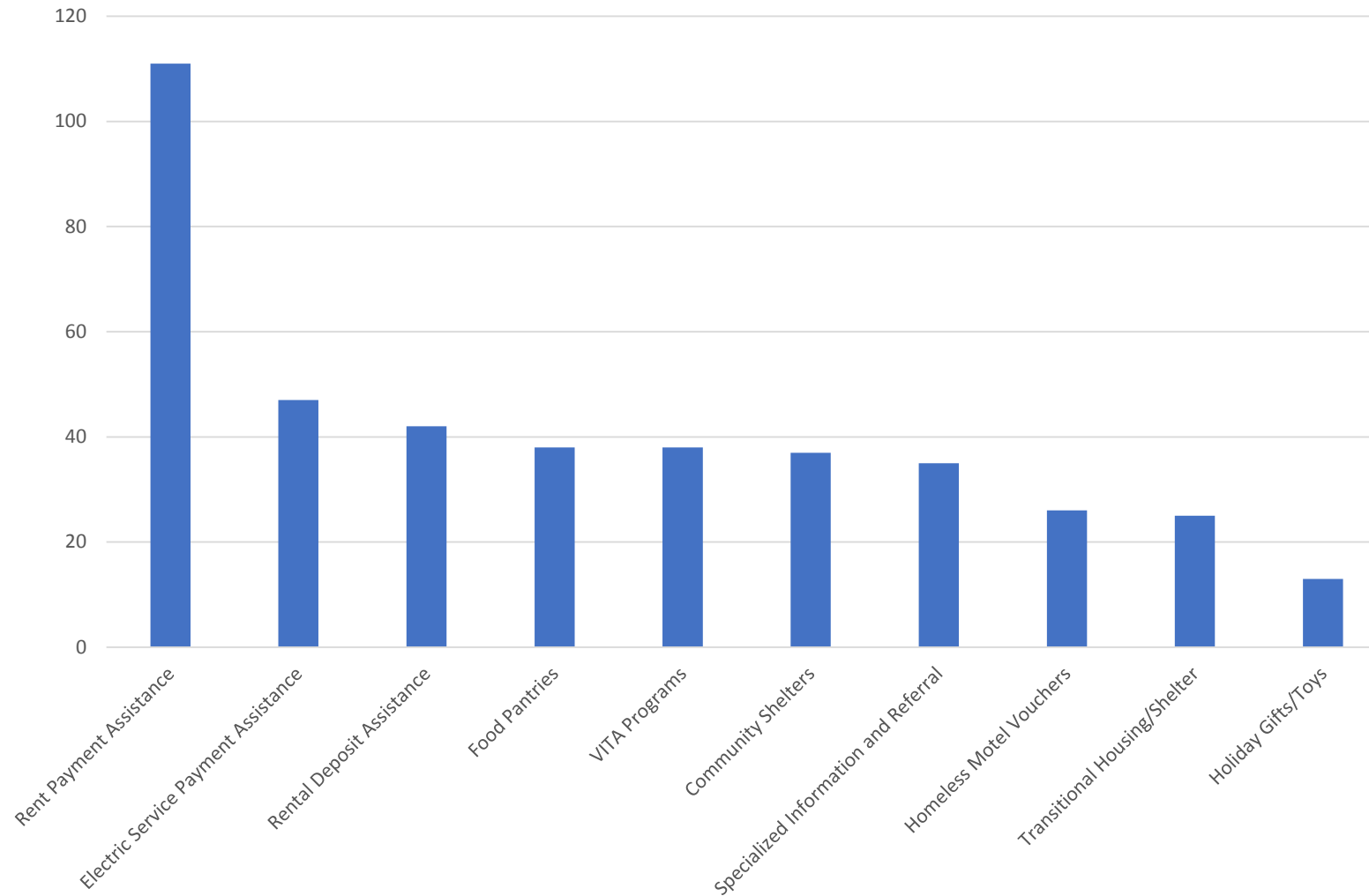


Community Preservation – What do Residents Think About their Changing Community?

- A. 10,000 Residents, 500 surveys completed (low margin of error).
- B. 44% of respondents earn less than 15K per year.
- C. 47% of renters surveyed have been in the neighborhood over 7 years.
- D. **61% of renters surveyed had leases of 6 months or less, but most wished to stay in the neighborhood.**
- E. Due to property tax increases, homeowners are feeling pressure to sell – and while tax abatement programs exist they are underutilized due to many barriers. Homeowners tend to be older, more likely to be unemployed, less-likely to have an HS diploma. Inability to pay for home repairs is a major reason for selling.

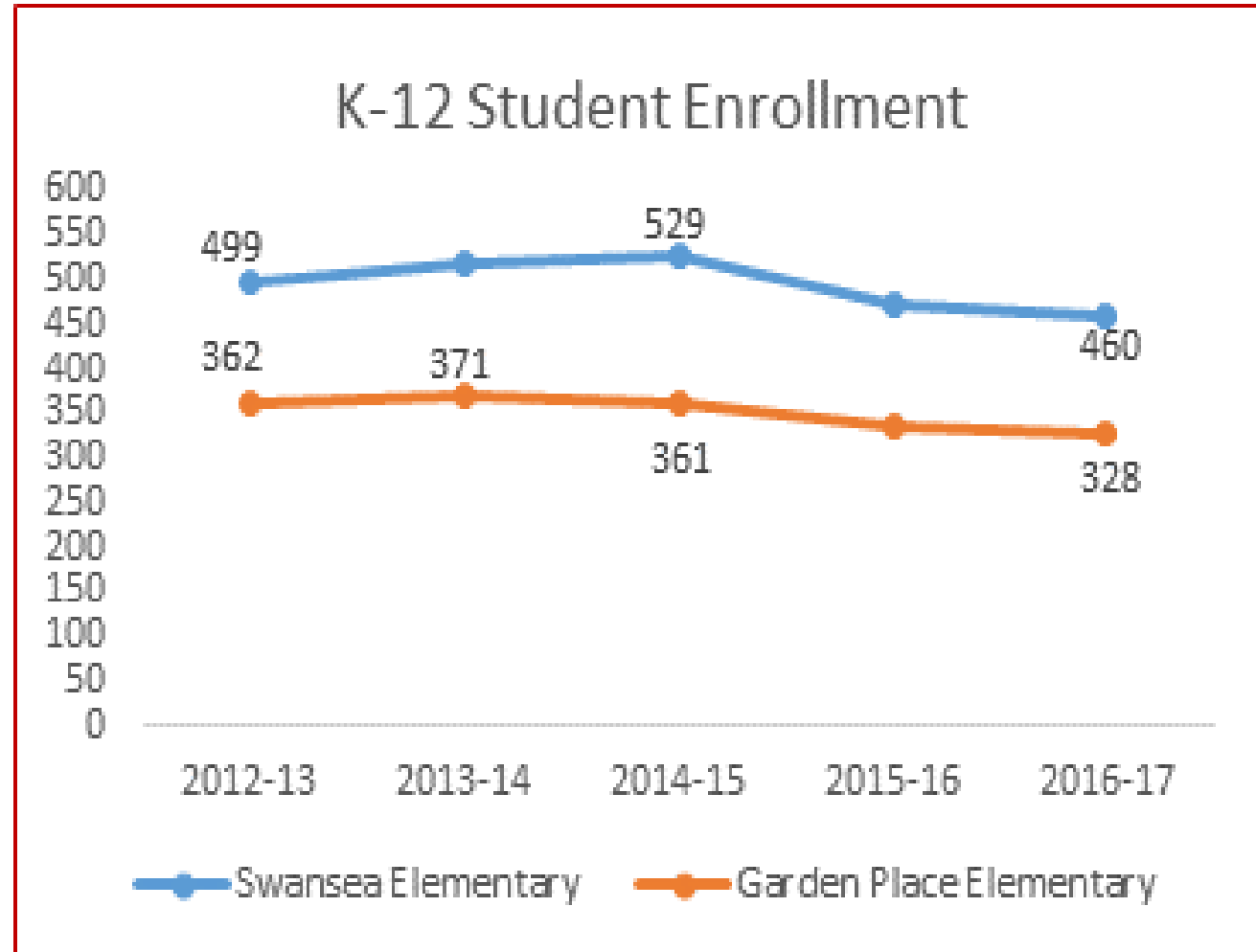
Community Preservation – 211 Calls from GES

211 Calls From GES By Category, 2015-2016



Community Preservation- Gentrification is more than just “some move out, some move in”

- 16% of elementary students in GES are “Chronically Absent” (missing 17 or more days). Common reasons for absence are economic or housing stress in the family and health (often asthma).
- Children who are chronically absent are significantly less likely to graduate from high-school
- Children who transfer schools are more likely to be held back a year (69 students or 13% of students who were supposed to return to Swansea in 2015-2016 did not, presumably because parents had to move)



Community Preservation – Potential Solutions

- ***Short-Term:***

- Organizing
- Housing Counseling
- Emergency Housing Cost Fund
- Resident Sale Match-Making
- Direct Subsidy to Land-Owners

- ***Medium-Term:***

- Landlord Rehabilitation in return for Affordability Covenant
- Acquire Rental Properties

- ***Medium to Long-Term:***

- Community Land Trust
- Develop Subsidized Affordable Housing

Conclusions

- **Equitable Guidelines:** Ensure that new development guidelines don't exclude community-benefiting development and end up concentrating poverty in low-land-value, low-design-standards communities alone.
- **Equitable Outcomes:** Ensure that the development encouraged by the market and public projects/incentives benefit individuals of any income – especially current residents. Do this by creating resources for housing preservation and jobs for residents in the new economy that the investments foster.
- **Geographic Focus- Everywhere:** GES is a fast-paced example of how new development can erode community fabric in just a few years. But the same thing is happening across the City at faster and slower rates in different neighborhoods. Work to ensure that Blueprint shapes development w/equitable outcomes everywhere. Revitalization is important, but we should work to foster inclusive development in neighborhoods that are already “good” as well.