



**Mile High Connects**

*Opportunity for all through transit*



**Denver's Story: A Regional Call to Action  
Around Gentrification and Displacement  
September 2016**



**Mile High Connects**

*Opportunity for all through transit*



**To ensure that the Metro Denver regional transit system fosters communities that offer all residents the opportunity for a high quality of life.**

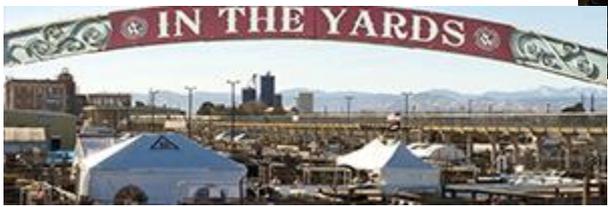
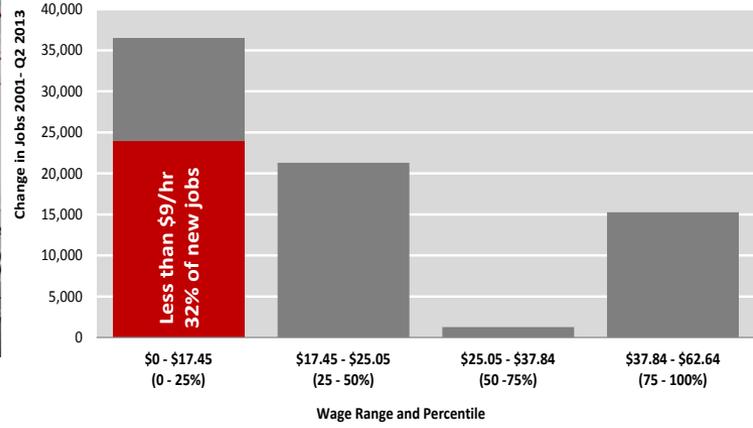
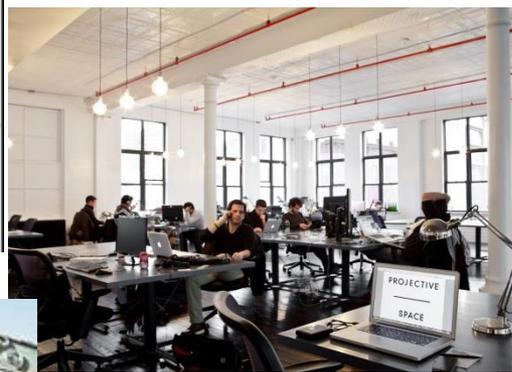
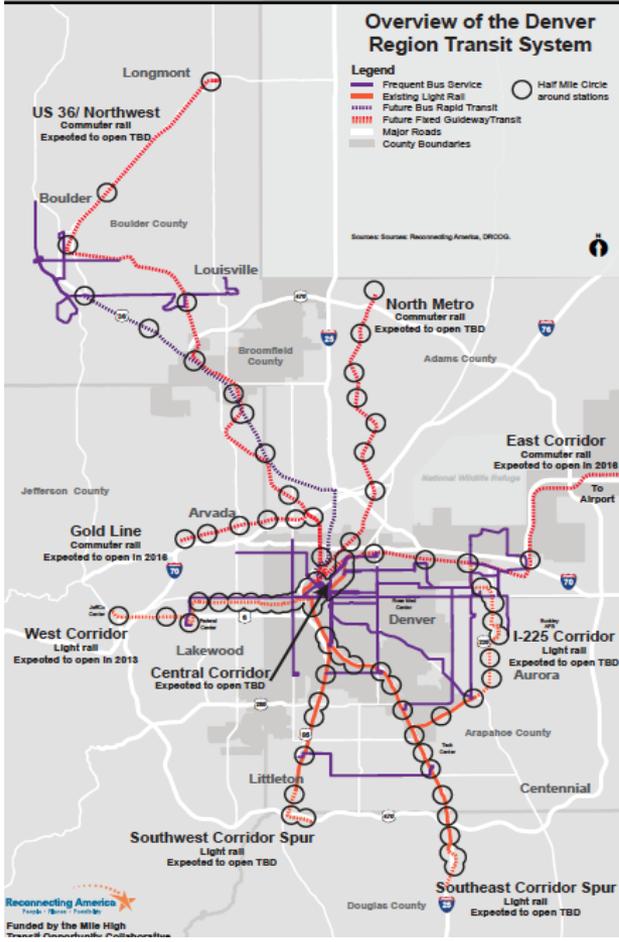


*Engaging Residents*

*Influencing Policy*

*Leveraging Resources*

# Trends and Context

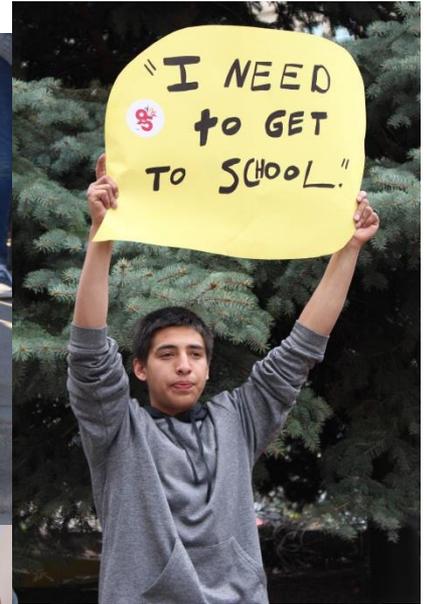




MileHighConnects  
Opportunity for all through transit

Enterprise®

# Our Regional Story



# Economic Disparity – The Real Story of Growth



DOW JONES, A NEWS CORP COMPANY

DJIA ▲ 17523.23 0.04% Nasdaq ▼ 4766.62 -0.14% U.S. 10 Yr ▲ 8/32 Yield 1.874% Crude Oil ▼ 39.18 -0.71% Euro ▲ 1.1206 0.35%

## THE WALL STREET JOURNAL.

Subscribe Now | Sign In  
**\$1 PER WEEK**

Home World U.S. Politics **Economy** Business Tech Markets Opinion Arts Life Real Estate

U.S. Consumer Spending Rose a Lackluster 0.1% | Pending-Home Sales Jumped 3.5% in February | 'Gig' Economy Spreads

**YOU ARE READING A PREVIEW OF A PAID ARTICLE. SUBSCRIBE NOW TO GET MORE GREAT CONTENT.**

ECONOMY | U.S. ECONOMY

### Rising Rents Outpace Wages in Wide Swaths of the U.S.

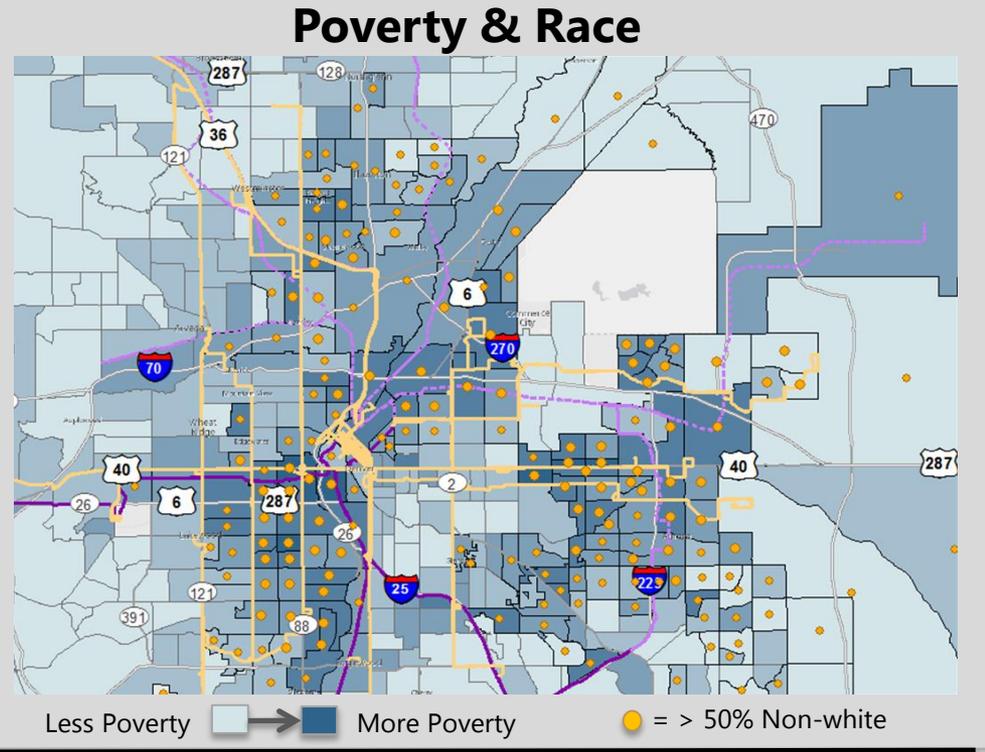
Question of supply and demand as recent net increase in household formation entirely due to renters, not owners; problem hitting cities like Denver, Atlanta and Nashville

Forbes / Business

The Little Black Book of Billionaire Secrets

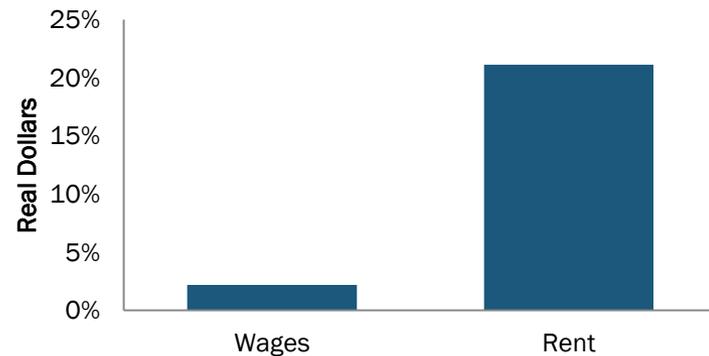
JUL 29, 2015 @ 09:53 AM 94,842 VIEWS

### Denver Leads Forbes' 2015 List Of The Best Places For Business And Careers



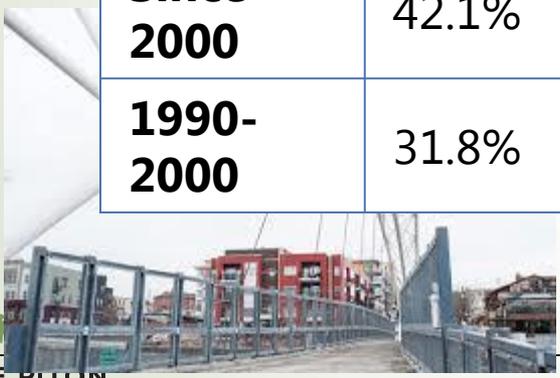
**70%** Job growth by 2023 will be in occupations paying less than \$36k

## Wages vs. Rent Growth ('09 - '14)





	Share of Eligible Tracts Gentrifying	Tracts Gentrifying	Did Not Gentrify	Not Eligible to Gentrify	Total Census Tracts
<b>Since 2000</b>	42.1%	24	33	87	144
<b>1990-2000</b>	31.8%	21	45	78	144

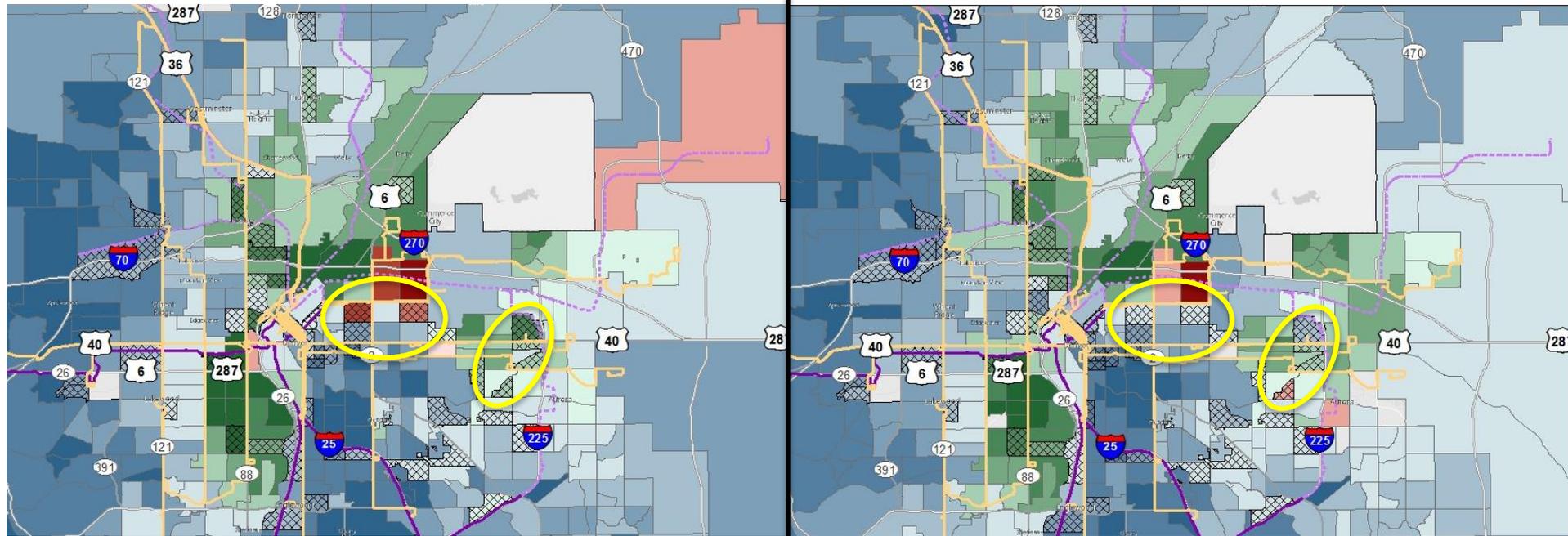


# Signs of Displacement?



## Race/Ethnic Plurality 2009

## Race/Ethnic Plurality 2014



### Transit Type

- Frequent Bus
- Light Rail
- - - Future Transit Lines
- Gentrifying 2014



### Black or African American Plurality Hispanic or Latino Plurality White Alone Plurality

- NA
- 35%
- 36% - 45%
- 46%
- 47% - 51%
- 52% - 53%

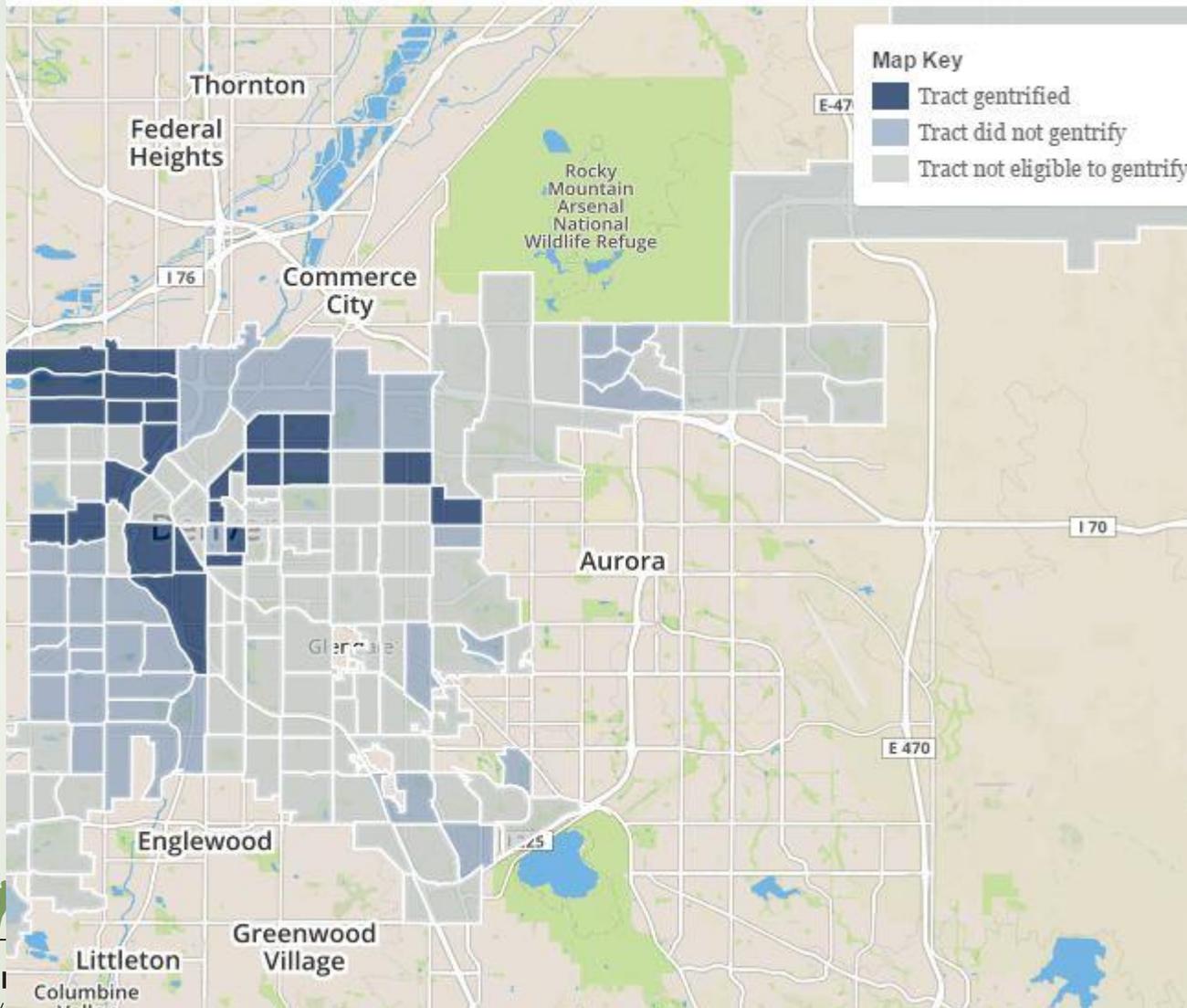
- 33% - 43%
- 44% - 56%
- 57% - 65%
- 66% - 74%
- 75% - 85%

- 34% - 58%
- 59% - 71%
- 72% - 81%
- 82% - 88%
- 89% - 99%



**Mile High Connects**  
Opportunity for all through transit

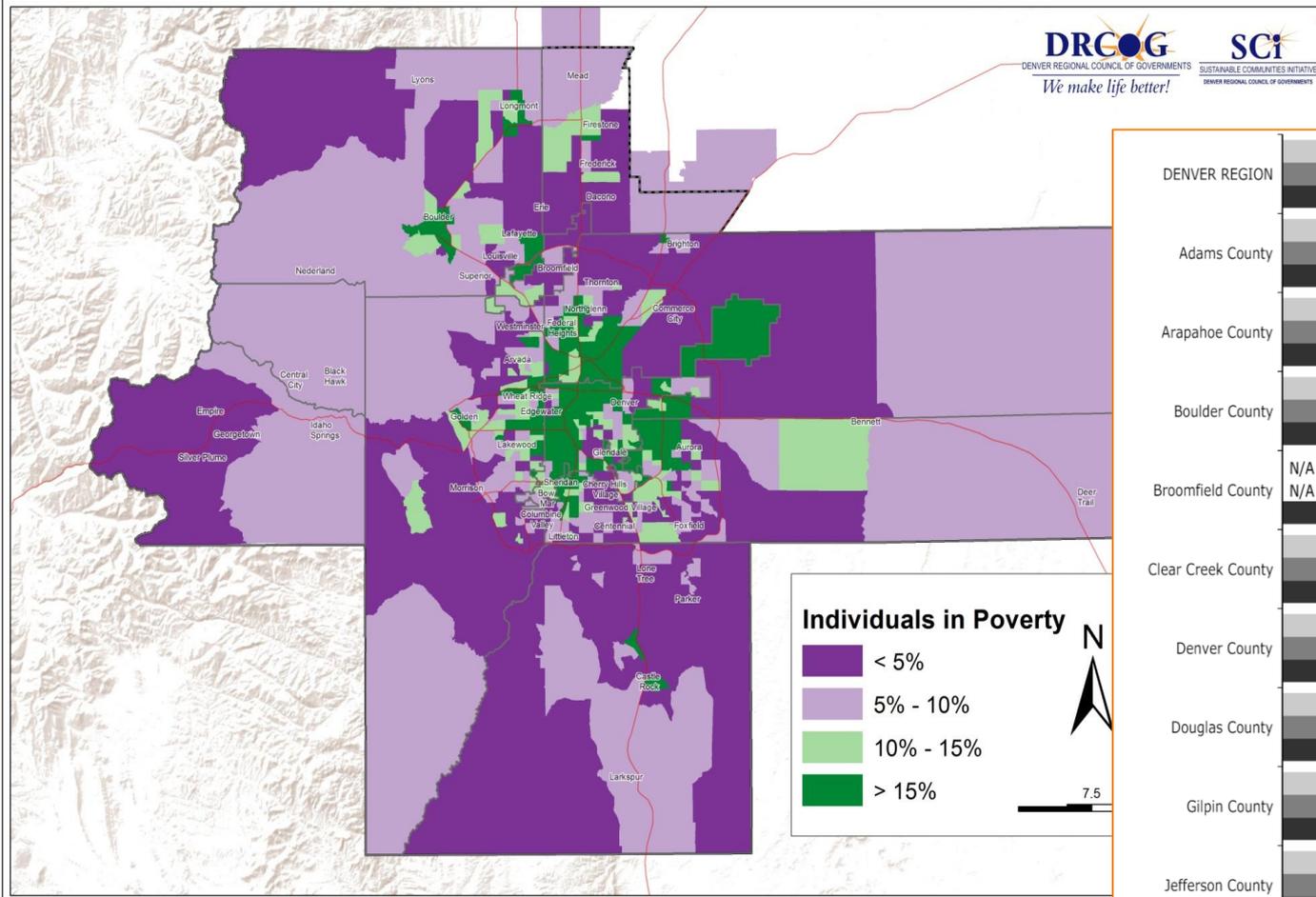
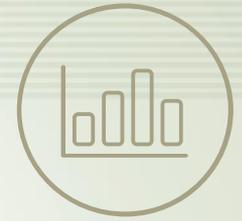
# Mapped Another Way



  
**THE PITON FOUNDATION**  
at Gary Community Investments

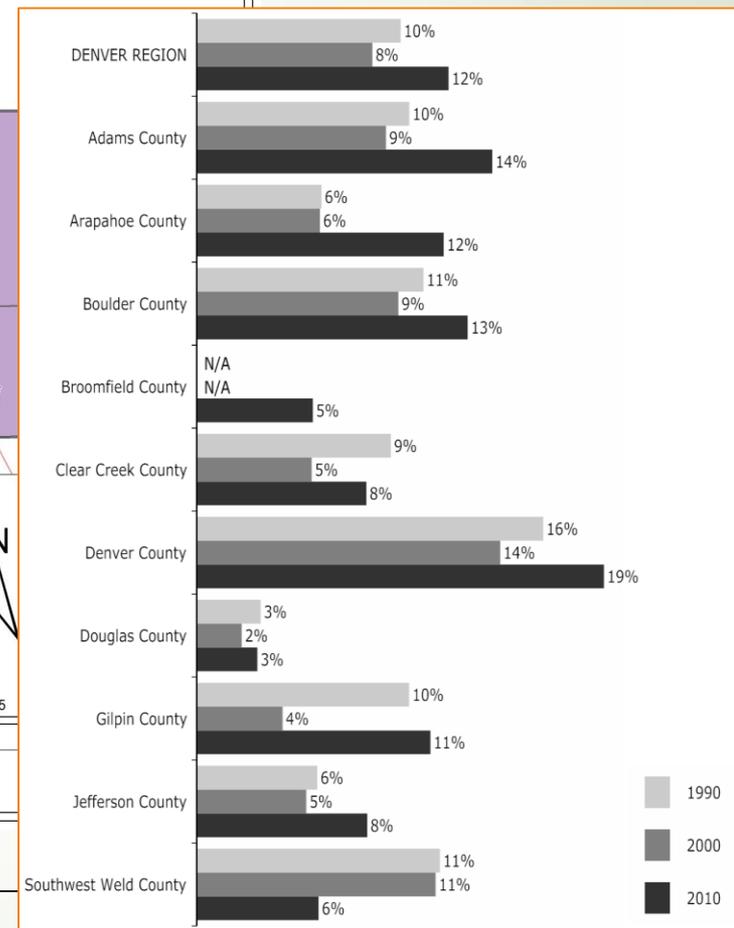
[www.garycommunity.org](http://www.garycommunity.org)

# Impacts on the Suburbs

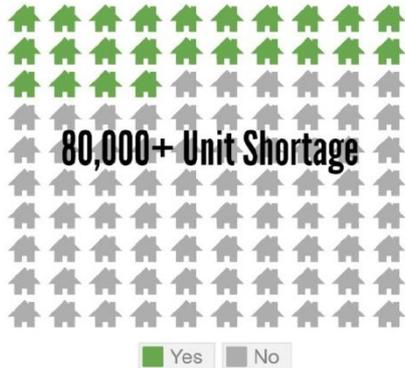


**DRCOG**  
DENVER REGIONAL COUNCIL OF GOVERNMENTS  
*We make life better!*

**SCI**  
SUSTAINABLE COMMUNITIES INITIATIVE  
DENVER REGIONAL COUNCIL OF GOVERNMENTS



# Affordable Housing Overview

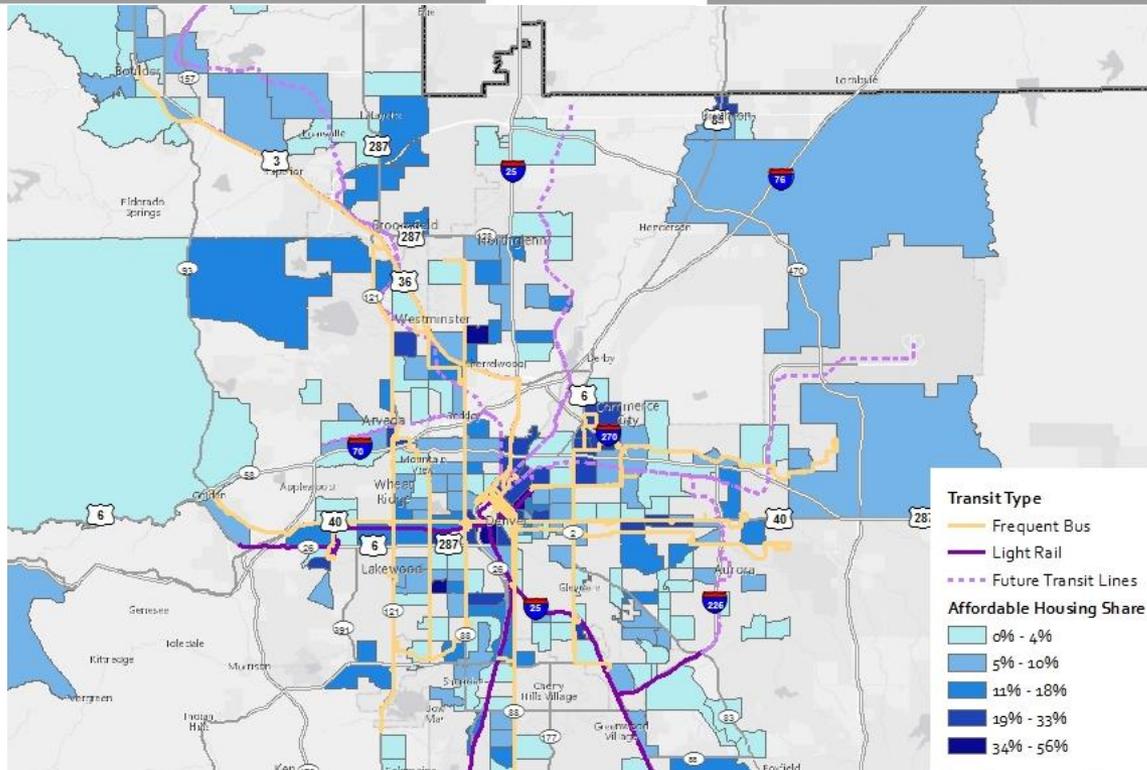


Market Rate



Affordable & Available Units for <30% AMI Households

Public Portfolio Inventory





Mile High Connects  
*Opportunity for all through transit*

# Areas of Intervention – Our Platform



Housing



Community  
Fabric



Economic  
Opportunity



Mile High Connects  
*Opportunity for all through transit*



# Denver TOD Fund



# Denver Regional TOD Fund



104TH AND COLORADO  
THORNTON, COLORADO | SEPTEMBER 3, 2015 | ADAMS COUNTY HOUSING AUTHORITY



Fifty Eight  
**Hundred**



# Regional/Local Coordination



## ACCESS TO OPPORTUNITY PLATFORM: A Regional Call to Action to Address Our Gentrification and Displacement Crisis



In the Denver Metro Region, gentrification and displacement are critical issues.

With investment in development of our urban core, along transit lines and in other areas of opportunity, skyrocketing rents, rising property taxes and cultural disruption of neighborhoods means that communities in which there has been historic underinvestment are now being put in jeopardy. These neighborhoods at the very moment they stand to reap the benefits of employment opportunities, services and other amenities.

ADDRESSING DISPLACEMENT  
& GENTRIFICATION THROUGH

## HOUSING



- **Preserve** affordability of current housing near transit and in historically underinvested neighborhoods experiencing revitalization
- **Support** programs that assist in the purchase of homes and land by and on behalf of low-income people and people of color
- **Strengthen** policy and enforcement of protections for renters throughout the region
- **Create** new affordable housing near transit and in neighborhoods of opportunity



- **Support** organizing and engagement of community residents to participate in planning and other processes that shape the character of neighborhoods and development projects
- **Maintain** affordable, accessible and safe transit that is meaningful to low-income communities and communities of color
- **Utilize** arts and culture as a framework to address gentrification

ADDRESSING DISPLACEMENT & GENTRIFICATION THROUGH  
**ECONOMIC OPPORTUNITY**



- **Create** jobs for residents in the development occurring in their neighborhoods and with the businesses that locate in the neighborhoods
- **Provide** incentives for local and culturally relevant businesses providing good jobs and needed services to remain and/or locate near transit and in revitalizing neighborhoods
- **Create** targeted opportunities for support and growth for locally owned and culturally relevant businesses near transit and in revitalizing neighborhoods.

# Thank You!

Melinda Pollack

Enterprise Community Partners

[www.enterprisecommunity.org](http://www.enterprisecommunity.org)

303-376-5405

[mpollack@enterprisecommunity.org](mailto:mpollack@enterprisecommunity.org)