Denver’s Story: A Regional Call to Action Around Gentrification and Displacement
September 2016
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
Our Regional Story
70% Job growth by 2023 will be in occupations paying less than $36k

Sources: 2014 ACS 5 year estimates, Regional Transportation District, Colorado Department of Labor and Employment, Apartment Association of Metro Denver Multifamily Survey
## Urban Core

<table>
<thead>
<tr>
<th></th>
<th>Share of Eligible Tracts Gentrifying</th>
<th>Tracts Gentrifying</th>
<th>Did Not Gentrify</th>
<th>Not Eligible to Gentrify</th>
<th>Total Census Tracts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Since 2000</strong></td>
<td>42.1%</td>
<td>24</td>
<td>33</td>
<td>87</td>
<td>144</td>
</tr>
<tr>
<td><strong>1990-2000</strong></td>
<td>31.8%</td>
<td>21</td>
<td>45</td>
<td>78</td>
<td>144</td>
</tr>
</tbody>
</table>
Signs of Displacement?

Sources:
Data Initiative calculations from Colorado Affordable Housing Early Warning System and 2014 ACS 5 year estimates, Data Initiative tabulations of 2014 ACS PUMS, Regional Transportation District
Impacts on the Suburbs

Individuals in Poverty
- < 5%
- 5% - 10%
- 10% - 15%
- > 15%

DENVER REGION: 10% (1990), 12% (2000), 14% (2010)
Adams County: 9% (1990), 10% (2000), 14% (2010)
Arapahoe County: 6% (1990), 6% (2000), 12% (2010)
Boulder County: 9% (1990), 11% (2000), 13% (2010)
Broomfield County: N/A (1990), N/A (2000), 5% (2010)
Clear Creek County: 5% (1990), 8% (2000), 9% (2010)
Denver County: 10% (1990), 14% (2000), 16% (2010)
Douglas County: 3% (1990), 3% (2000), 2% (2010)
Gilpin County: 4% (1990), 10% (2000), 11% (2010)
Jefferson County: 5% (1990), 6% (2000), 8% (2010)
Southwest Weld County: 6% (1990), 11% (2000), 11% (2010)
Affordable Housing Overview

Sources: Data Initiative calculations from Colorado Affordable Housing Early Warning System and 2014 ACS 5 year estimates, Data Initiative tabulations of 2014 ACS PUMS, Regional Transportation District
Areas of Intervention – Our Platform

Housing

Community Fabric

Economic Opportunity
Denver TOD Fund
Denver Regional TOD Fund
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 pushed to the very moment they stand to reap the employment opportunities, services and other amenities.

- **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.

Utilize arts and culture as a framework to address gentrification.

Maintain affordable, accessible and safe transit that is meaningful to low-income communities and communities of color.
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!

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