IDENTIFYING OPPORTUNITIES TO OVERCOME ECONOMIC INEQUALITY: A LOCAL APPROACH

C2ER Conference: 15 June 2017
Outline

1. Who is Shift
2. Regional TOD Fund
3. Opportunity Communities
4. A Forward View
Who We Are

PEOPLE
We’re focused on forging partnerships with social change organizations to create lasting impact for low-income children and families.

PLACE
Shift’s services and products are all purpose-built to serve the seven-county Denver metro region.

PURPOSE
Our easily accessible data and analysis helps our partners take on the most pervasive social issues with confidence, clarity and empathy.
Lines of Service
WHAT WE DO

OPEN DATA TOOLS
RESEARCH
COMMUNITY ASSESSMENT
CAPACITY BUILDING
Locating affordable housing in transit corridors allows households to reduce expenses, while increasing access to employment, educational opportunities and services. It is essential that transit-accessible affordable housing in the Denver region be preserved and developed to ensure long-term affordability and access to greater opportunity for low-income residents.
### Household Income and Expenses

**ONE ADULT HOUSEHOLD (ADAMS COUNTY)**

<table>
<thead>
<tr>
<th>Category</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxes</td>
<td>18%</td>
</tr>
<tr>
<td>Food</td>
<td>12%</td>
</tr>
<tr>
<td>Health Care</td>
<td>7%</td>
</tr>
<tr>
<td>Misc.</td>
<td>7%</td>
</tr>
<tr>
<td>H+T</td>
<td>56%</td>
</tr>
<tr>
<td>Housing</td>
<td>42%</td>
</tr>
<tr>
<td>Transportation</td>
<td>14%</td>
</tr>
</tbody>
</table>

**Source:** The Self-Sufficiency Standard for Colorado 2015

**$2,153/month**
ONE ADULT ONE INFANT HOUSEHOLD

Household Income and Expenses

Source: The Self-Sufficiency Standard for Colorado 2015

- Housing: 26%
- Transportation: 7%
- Child Care: 23%
- Health Care: 9%
- Food: 8%
- Taxes: 20%
- Misc.: 7%

Total: $4,488/month
Why did Enterprise Community Partners need this information?

1. Reporting to key equity investors
2. Support the underwriting process of a project award
3. Monitor the performance of the property and surrounding community over time
Opportunity Communities: The Approach
SOCIOECONOMIC MOBILITY MAPPING

Inspired by the Kirwan Institute for the Study of Race and Ethnicity Opportunity Mapping Initiative

Each index is a simple z-score construct across the seven county Denver region, modeled at the Census tract level.

• Health
• Economic
• Education
• Mobility
• Real Estate
Opportunity Communities: Data Limitations
SOCIOECONOMIC MOBILITY MAPPING

Most data sources are “rear view mirrors”
Need insight on what the external forces are that could TIP a community
So…
Opportunity Communities: Data Solution
SOCIOECONOMIC MOBILITY MAPPING

Real estate pipeline data

- Certificate of occupancies (COs)
- Permits (projects under construction)
- Entitlements (land use rezoning)
Opportunity Communities: End Result

SOCIOECONOMIC MOBILITY MAPPING
Opportunity Communities: End Result

SOCIOECONOMIC MOBILITY MAPPING
Looking Forward
SOCIOECONOMIC MOBILITY MAPPING

• Update indices to (generally) ascertain change over time (2006-2010) vs. (2011-2015)
• Update pipeline data (annual vs. quarterly) and/or convert to a “community investment” index
• Incorporate public investments
• Make it public facing
questions

Jennifer Newcomer
jnewcomer@garycommunity.org
303-454-3776

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