

# Healthy Development Measurement Tool (HDMT)

## Adapted to Denver for implementation at the South Lincoln Redevelopment

The proposed mixed-income, mixed-use South Lincoln Redevelopment represents a significant opportunity for a positive impact to the residents of South Lincoln Homes as well as the surrounding neighborhood. Through the masterplanning process, a Health Impact Assessment (HIA) was conducted to inform the plan, and as an outcome of this coordination, DHA elected to customize and apply the Healthy Development Measurement Tool (HDMT) at South Lincoln.

The intent of customization and application of the HDMT, a tool developed by the San Francisco Department of Public Health, is to build on the HIA, create a baseline, and set targets to guide further development of the masterplan, as well as the actual implementation. As a public agency, through HUD's direction, and with potential for coordination with other agencies and service providers, DHA will address aspects not always associated with typical development including community and supportive services.

The HDMT is organized into six primary objectives: Environmental Stewardship, Sustainable and Safe Transportation, Social Cohesion, Public Infrastructure, Adequate and Healthy Housing, and Healthy Economy, and outlines a series of indicators and development targets for each. The customization of the HDMT to South Lincoln, which reflects modifications to place-specific information and coordination with metrics including LEED for Neighborhood Development (LEED-ND) and the Sustainable Sites Initiative (SSI), was completed. With assistance from a peer review team, a set of recommendations, opportunities for collaboration and partnerships, and areas of further study were identified.

Both the HIA and the baseline HDMT indicators highlight a few key health issues for the La Alma/ Lincoln Park neighborhood and the South Lincoln residents. These include a lack of physical activity and pedestrian and bike opportunities, lack of healthy eating, access to health care, crime and fear of crime, and traffic safety.

The proposed redevelopment masterplan is consistent with the intent and many of the development targets; however, this review emphasizes the importance of services and programming to the health of the community. While the physical realm can address many areas of health, community and supportive services and attention to detail during implementation are essential to meet the objectives and goals of the project.

For more information, please visit our website at:

<http://www.denverhousing.org/development/SouthLincoln/Pages/default.aspx>

### DHA Background

The Denver Housing Authority is strategically transforming older, obsolete public housing developments into vibrant, integrated, diverse residential communities for individuals, families, and seniors. Since 2002, DHA has transformed two challenging affordable housing sites (Curtis Park Homes and East Village/Arrowhead Apartments), creating over 1,400 new residential units in communities with connections that link mass transit, housing, and services in a pedestrian friendly environment.

Adhering to its vision and mission, these developments first and foremost allow for the replacement and preservation of existing affordable housing. In addition, the redevelopments have increased affordable workforce housing options, created new home ownership opportunities; and attracted middle-income individuals and families back to desirable central city neighborhoods. DHA's new TOD communities strategically leverage affordable housing funds with innovative public/private financing to develop mixed-use, mixed-income housing, commercial, and neighborhood-retail developments.

The South Lincoln Redevelopment will expand on the success and vision of its predecessors within a new 800-900 unit community. The vision of creating truly mixed-income TOD communities, with housing options affordable to all, is of paramount importance.

# South Lincoln Redevelopment

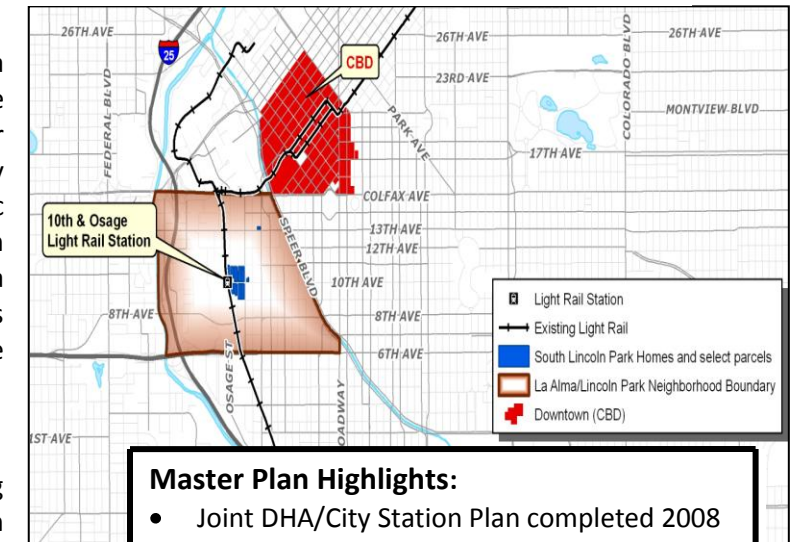


### South Lincoln Homes Overview

The South Lincoln Redevelopment is a 17.5 acre mixed-use, mixed-income transit oriented community planned by the Denver Housing Authority (DHA), in partnership with the City and County of Denver. There are 254 existing public housing units at South Lincoln Homes today. An existing light rail station at 10<sup>th</sup> & Osage will provide a direct link to existing and future RTD FasTracks lines with access to services and amenities throughout the metropolitan region.

### Site Master Planning

Following a City of Denver station area planning process for the neighborhood, DHA engaged an innovative group of consultants to prepare a redevelopment master plan for the 17.5 acre site (DHA and City owned land combined). The master planning process involved the community in a series of meetings and interviews April through September 2009. The final redevelopment master plan emphasizes Transit Oriented Development (TOD), higher densities, diverse housing choices, a mix of uses, and outdoor amenities/environments that encourage healthful lifestyles. DHA's redevelopment of South Lincoln Homes will act as a national benchmark to demonstrate multiple renewable energy measure performance, energy efficient buildings with lower operating costs, aggressive carbon footprint reduction, sustainable materials utilization, natural process stormwater management, healthy food access benefits, multifaceted education opportunities and job training access in a transit based neighborhood that promotes a walkable, safe, sustainable community.



### Master Plan Highlights:

- Joint DHA/City Station Plan completed 2008
- DHA Master Plan Started February 2009
- Final Concept presented in September 2009
- Over 120 stakeholder meetings and interviews
- Funding for Phase I supported by ARRA Stimulus grant – announced in September 2009

### Next Steps

- *Phase I – 100 units*
  - *January 2010: design commencement*
  - *Community Outreach: 1/10 - 7/10*
  - *Construction to begin: September 2010*
- *Define partnerships for this Healthy Development concept*
- *HOPE VI/Choice Neighborhoods funding application due in spring/summer 2010*



# HDMT

South Lincoln Redevelopment

## Healthy Development Measurement Tool

### Adequate and Healthy Housing

Preserve & construct housing in proportion to demand with regards to size, affordability, and tenure

Protect residents from involuntary displacement

Decrease concentrated poverty

Assure access to healthy, quality housing

### Environmental Stewardship

Decrease consumption of energy and natural resources

Restore, preserve and protect healthy natural habitats

Promote affordable and high-quality food access and sustainable agriculture

Preserve clean air quality

Maintain safe levels of community noise

### Safe and Sustainable Transportation

Decrease private motor vehicle trips and miles traveled

Provide affordable and accessible public transportation options

Create safe, quality environments for walking and biking

### Social Cohesion

Promote socially cohesive neighborhoods

Promote personal safety

Increase participation in social decision-making process

Assure equitable and democratic participation throughout the planning process

Promote mental health for all residents

Promote community and supportive services

### Public Infrastructure

Assure affordable and high quality child care for all neighborhoods

Assure accessible and high quality educational facilities

Assure spaces for libraries, performing arts, theatre, museums, concerts, festivals for personal and educational fulfillment

Assure affordable and high quality public health facilities

Increase park, open space and recreation facilities

Increase accessibility, beauty, safety, and cleanliness of public spaces

Assure access to daily goods and service needs, including financial services and healthy foods

Promote affordable and high-quality food access and sustainable agriculture

### Healthy Economy

Increase high-quality employment opportunities for local residents

Increase jobs that provide healthy, safe, and meaningful work and increase equality in income and wealth

Promote economic development that protects and enhances natural resources and the environment

Promote financial literacy

Promote entrepreneurship and locally owned businesses