Healthy Development Measurement Tool (HDMT) Adaptable 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

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 10th & Osage will provide a direct link to existing and future RTD FastTracks 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 healthy 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.

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.

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.
Healthy Development Measurement Tool (HDMT)

**Adequate and Healthy Housing**
- Preserving and constructing housing in proportion to demand with regards to size, affordability, and tenure
- Protecting residents from involuntary displacement
- Decreasing concentrated poverty
- Assuring access to healthy, quality housing
- Maintain safe levels of community noise

**Environmental Stewardship**
- Decreasing consumption of energy and natural resources
- Restoring, preserving, and protecting healthy natural habitats
- Promoting affordable and high-quality food access and sustainable agriculture
- Preserving clean air quality
- Assuring healthy environments for walking and biking

**Safe and Sustainable Transportation**
- Decreasing private motor vehicle trips and miles traveled
- Providing affordable and accessible public transportation options
- Creating safe, quality environments for walking and biking
- Promoting socially cohesive neighborhoods
- Increasing participation in social decision-making processes

**Social Cohesion**
- Promoting mental health for all residents
- Protecting personal safety
- Assuring equitable and democratic participation throughout the planning process
- Promoting community and supportive services
- Assuring access to community services, including financial services and healthy foods

**Public Infrastructure**
- Assuring affordable and high-quality child care for all neighborhoods
- Assuring accessible and high-quality educational facilities
- Assuring spaces for libraries, performing arts, museums, concerts, festivals, and personal and educational fulfillment
- Assuring affordable and high-quality public health facilities
- Increasing accessibility, beauty, safety, and cleanliness of public spaces

**Healthy Economy**
- Increasing high-quality employment opportunities for local residents
- Increasing jobs that provide healthy, safe, and meaningful work and increase equality in income and wealth
- Promoting economic development that protects and enhances natural resources and the environment
- Promoting financial literacy
- Promoting entrepreneurship and locally owned businesses

**South Lincoln Redevelopment**
- Promoting affordable and high-quality food access and sustainable agriculture