

The Healthy Development Measurement Tool (HDMT) At South Lincoln Homes Redevelopment



Location: 10th & Osage St.
Funding Sources: Federal Funding
HOPE VI
Completion: 2018

Project Background

The Denver Housing Authority is applying for funding for the redevelopment of the South Lincoln Homes in Denver, a public housing project adjacent to the 10th & Osage light rail station.

DHA's South Lincoln Homes, which currently holds 270 public housing units built over 50 years ago, is located in the heart of Denver's La Alma/Lincoln Park neighborhood. The development will include the newly funded South Lincoln Highrise, a 100-unit building dedicated to seniors and the disabled, scheduled for occupancy in January 2012.

South Lincoln features excellent proximity to the heart of downtown Denver (one mile away), the Auraria Higher Education Center and the 15-acre Lincoln Park, all easily accessible by walking, bike, or transit. The nearby Santa Fe Arts District bustles with more than 40 galleries, restaurants and shops.

The proposed mixed-income, mixed-use redevelopment represents a significant opportunity for a positive impact to the residents of South Lincoln Homes as well as the surrounding neighborhood.

HDMT:

The Healthy Development Measurement Tool is a comprehensive evaluation metric used to evaluate and mitigate health needs in urban development plans and projects. The HDMT explicitly connects public health to urban development planning in efforts to achieve a higher quality social and physical environment that advances good health.

Created by the San Francisco Department of Public Health, the fundamental value behind the HDMT is that all communities should have equal access to health resources. DHA is implementing the HDMT approach to connect public health and the South Lincoln Homes redevelopment plan and its Transit Oriented Development (TOD) projects along the Denver/Lakewood West Corridor.

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Objectives of the HDMT:

The HDMT is organized into 6 primary objectives core elements:

- **Environmental Stewardship**
- **Sustainable and Safe Transportation**
- **Social Cohesion**
- **Public Infrastructure**
- **Adequate and Healthy Housing, and**
- **Healthy Economy**

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Needs of South Lincoln Homes Residents:

As part of the master planning process for the redevelopment of South Lincoln, a rapid Health Impact Assessment was conducted to assess the current status and needs of residents and the surrounding community. The findings included:

- **Increase physical activity**
55% of community is obese or overweight
- **Improve pedestrian & bike opportunities:**
Only 28% exercise aerobically 3 or more times a week
- **Better access to health care:**
41% are not Denver Health patients and 30% don't have a "medical home"
- **Improve mobility and traffic safety:**
65% do not have any type of motor vehicle; 54% take the bus (although no bus connects to South Lincoln currently)
- **Increase opportunity:**
The need to create jobs and self-sufficiency; over half of the community (55%) have service type jobs
- **Reduce crime:**
51% don't feel safe about being alone at night in the neighborhood due to violence, gangs, drugs
- **Increase opportunity for healthy eating**
Only 13% have 5 or more servings of high fiber food
- **Decrease distress:**
Severe economic and physical distress exist now
- **Education:**
12% graduation rate in Denver Public Schools

The Final Master Plan:

Using the data gathered through the Health Impact Assessment, surveys and other city and local data sources, the following specific recommendations were provided to impact 5 key areas:

- **Community and Supportive Services (CSS) Planning**
- **Air Quality and Noise**
- **Safety and Security**
- **Healthy Foods Access**
- **Access to Education and Jobs**



Healthy Development Measurement Tool

The Elements and Objectives in the customized Denver HDMT for use in the South Lincoln Redevelopment:

