Creating opportunity for low- and moderate income people through affordable housing in diverse, thriving communities

Case Study: Denver TOD
The Oldest America We’ve Ever Seen

Projected Rates of Growth (2010-2050) by Age Group

[Source: US Census Bureau]
Total Senior Household Expenditures

[Source: Center for Housing Policy]
How Does TOD Relate to Seniors?

- Affordability & Access
- Age in Place Gracefully
- Walkability
- Accessibility to Preventative Services
- Decrease Isolation
Serviam Gardens
St. Luke’s TOD
990 Polk Street
EXAMPLE OF CONTEXT MAP
DEMONSTRATING ACCESS TO
PUBLIC TRANSPORTATION

- **Downtown Loop Bus**
  - 60 stops/weekday
  - 35 stops/weekend day

- **Bridge Loop Bus W**
  - 40 stops/weekday
  - 24 stops/weekend day

2012 ENTERPRISE GREEN COMMUNITIES
SINGLE & MULTIFAMILY UNIVERSAL DESIGN SPECIFICATIONS
National Outreach and TOD Funds
Denver Region Transit System

Distribution of Denver Residents who are 55 and older

Concentration of Low Income Households in the Denver Region

[Source: Mile High Connects, Enterprise]
Illustrative Denver TOD Fund Capitalization

(Assumes the Fund’s $15 mm in current contributed capital and $30 mm target capitalization)
TOD Fund Activity