

Denver Nonprofit Displacement Assessment

Nonprofit organizations are an essential part of a community's fabric. They provide key services and often act as a bridge between citizens and public sector agencies. However, much like households, nonprofits can experience displacement as real estate costs rise.

In order to gain a better understanding of the current landscape of nonprofit real estate needs and potential displacement pressure in Denver, a survey is conducted biennially. This iteration of the Nonprofit Displacement Survey is open to the entire Denver metropolitan region, as the impacts of gentrification can spill across municipal borders and result in regional displacement pressure. This report serves as Phase I of the assessment and focuses on how to best spatially display the data collected to answer the questions:

Where were nonprofits located?
Where are they located now?

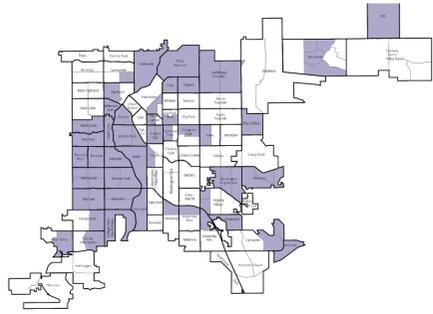
Why have they moved?
Where are they going next?

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Capstone Project

The Current Landscape

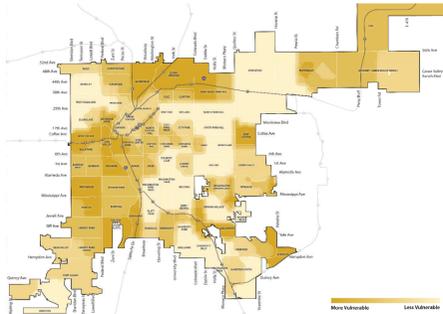
Denver's Approaches to Mapping Gentrification

2016



Source: Denver Office of Economic Development, 2016.

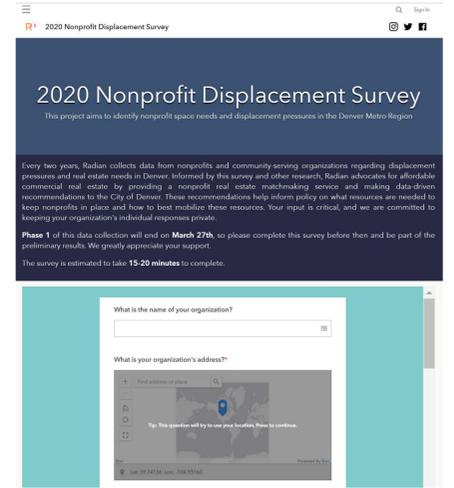
2019



Source: City and County of Denver, 2019.

The same characteristics were used to make both maps, but the 2016 analysis characterized vulnerability to gentrification at the census tract geography, whereas in 2019, vulnerability characteristics were converted into 50-acre cells. This smaller geography allows for more variation to be observed.

Creating a Survey Interface



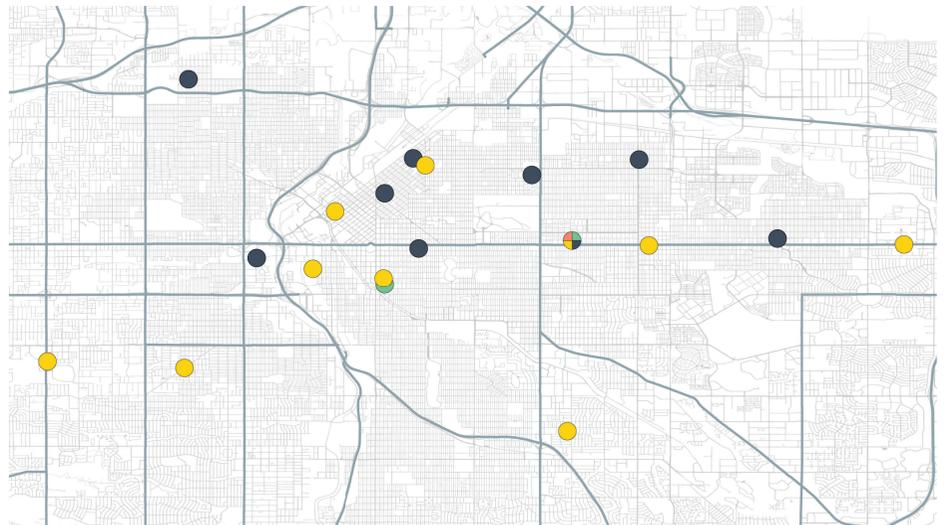
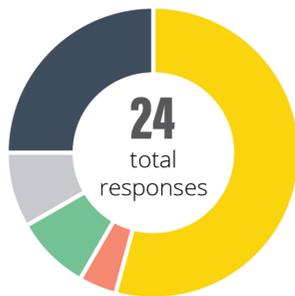
Phase I Survey Analysis Framework

Some survey responses were grouped based on the type of space used by the organization. Differences in office, retail, kitchen, and warehouse space can impact factors such as the cost per square foot, amount of space needed, length of lease term, and preferred future location, to name a few.

The majority of the respondents in Phase I used office space

Goal: 500 Total Responses
Phase I represents 4.8% of the goal

- Office
- Other / Mix of Spaces
- Industrial / Warehouse
- Kitchen



Looking Ahead

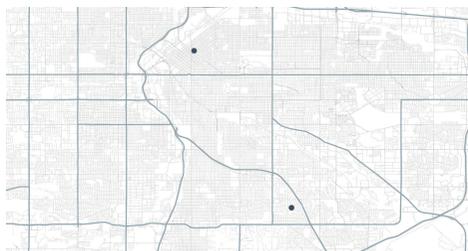
Survey Updates

To ensure a strong response during the second phase of data collection, Radian can take the following steps:

- » Further refine survey questions to eliminate redundancy
- » Pivot to virtual meetings to share Phase I results and encourage Phase I responses
- » Update the survey interface to incorporate branching questions
- » Build out the ArcHub website to make it a comprehensive summary of the entire project

Building a Longitudinal Database

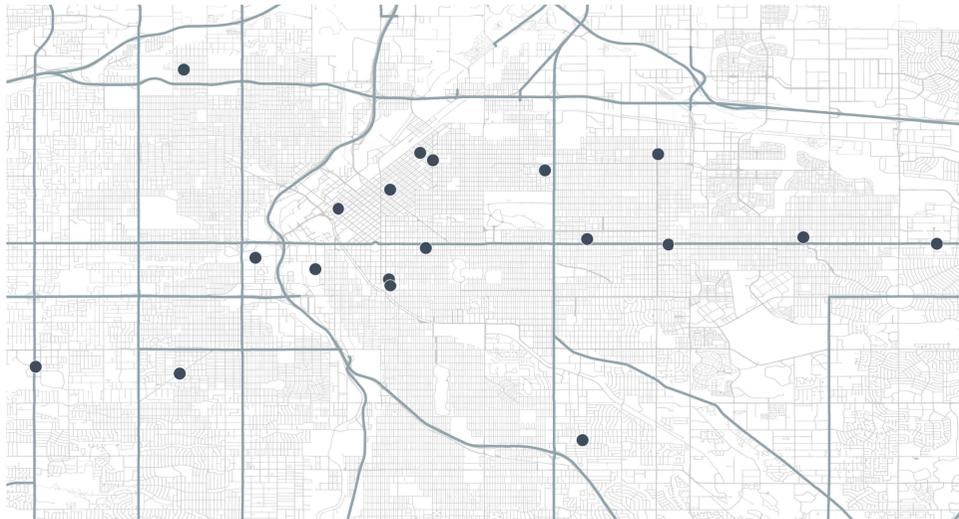
2000 Known Nonprofit Locations



2010 Known Nonprofit Locations



2020 Known Nonprofit Locations



In order to map change over time, we need to know where nonprofits have been located in the past. The survey asks respondents to provide addresses of their previous locations and the years that they occupied those locations. These addresses can then be converted into GIS points. As the survey is conducted every 2 years, this dataset can continue to grow in order to observe trends in nonprofit relocation or displacement. However, until this robust dataset is established, researchers need to know where organizations were located in the past to better understand current trends.