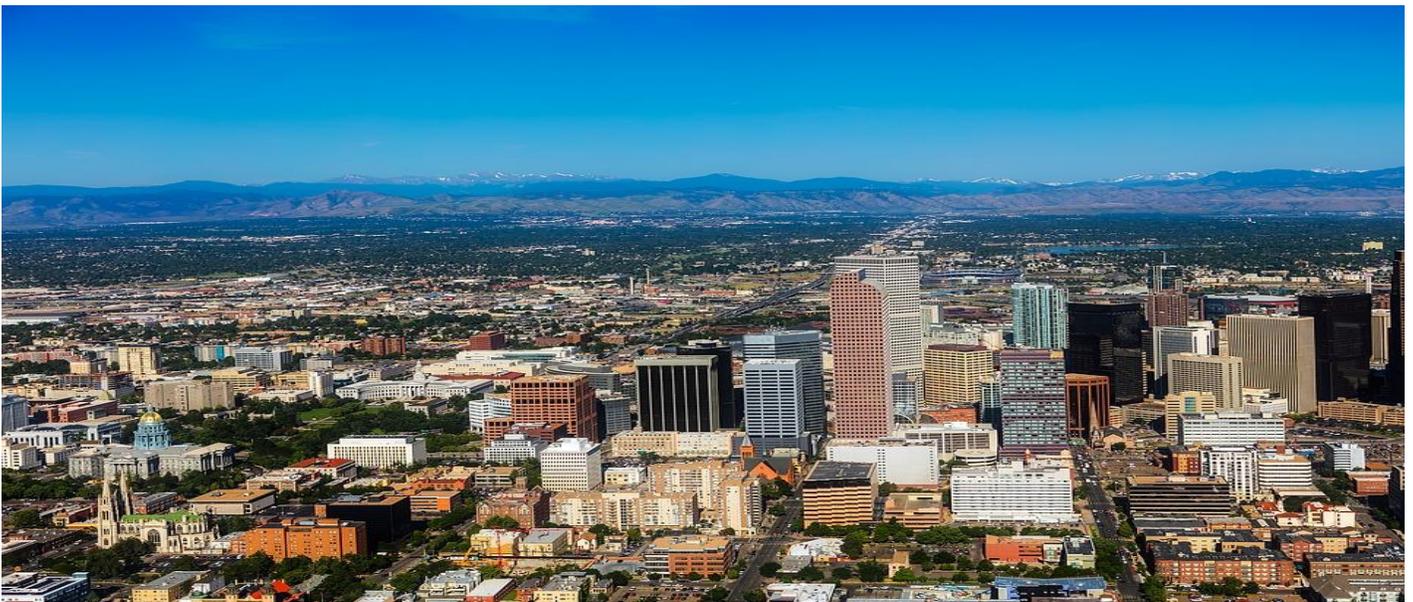


Your Guide To A More Affordable Denver

Denver is constantly being recognized as one of the best places in the country to live – and with good reason! It’s hard to beat the mile-high city’s lifestyle, music and food scene, or the mountain views. This recognition, however, has caused a boom in the Denver population which has ultimately increased the cost of living across all neighborhoods.



We want to help! We have consolidated local and national information on topics including housing, neighborhood profiles, student loans, exploring the city, and more. Whether you’re a Denver native or a newcomer, this toolkit will help you navigate Denver’s financial landscape.



While not exhaustive, the content of this toolkit was designed to be helpful, concise, and relevant. If you notice broken links or feel we have missed important information that should be included, please help us make this toolkit better for everyone by contacting us through our Facebook group, “DPS – Housing Exchange.”



COST OF LIVING TOOLKIT

YOUR GUIDE TO HOUSING AND OTHER RESOURCES

Table of Contents

Housing rentals	1
Places to stay while searching for housing.....	2
Buying a home	3
Credits and financing.....	4
Realtors and other programs	6
Clean up your financial reports	6
Housing research, legal assistance, or financial guidance	6
Student loans.....	7
Going back to school, getting certified	7
Childcare	8
Public transportation	8
Auto, home, life insurance	9
Prescription medicine	9
Convenient, organic food	9
Beginning of year pay advance	9
Enjoying your time in the city.....	10
Neighborhood information and profiles	12

*Please note that items with an asterisk are only available for teachers

If you are looking for housing rentals

Where should you begin your search?

Denver's Inclusionary Housing Ordinance: Rentals

Requirements for income, credit, criminal history, etc. are used to determine eligibility to rent a unit and vary by property manager. This may depend on the funding sources that were used to develop the property or it may be at the discretion of the property owner. To see available housing (or place yourself on a waitlist), visit <http://www.coloradohousingsearch.com/>

Tip: search by the zip code you are interested in, sort by availability.

For Families: Subsidized Housing Rentals

For families with gross incomes less than \$53,760, the Denver Housing Authority (DHA) owns and manages approximately 3900 subsidized units. The properties range from townhomes to high-rise communities to scattered single family homes throughout the City and County of Denver. You can review the property list here:

<http://www.denverhousing.org/AffordableHousing/SubsidizedHousing/PropertyList/Pages/default.aspx>

Rental Homes: Lease with Right to Purchase

Home Partners allows you to find a home to rent, with the option (but no obligation) to buy within the next 3-5 years. You apply, qualify, and once you find a home for sale on the market, Home Partners will buy it. You then rent the home from them and have the right to buy it for their listed, market price (your rent does not go towards the purchase). The lowest rent available is typically \$1200 and you can even search for houses near local high schools. This is a great option to test out a home before you buy it and complete the loan process on your timeline!

<https://homepartners.com/>

Requirements:

- Household annual income of at least \$50,000
- No history of eviction or bankruptcy
- \$75 application fee, refundable deposit of 2 months' rent

Homeshare Programs

Homeshare programs such as Sunshine Homeshare match seniors with available rooms to those seeking more affordable housing. This helps a senior remain in their home and those seeking housing get discounted rent in exchange for household chores. The program involves an extensive matching process to which both the home provider and home seeker agree on fit, and then begin a week long test-run. Housing commitments are for 6 months to a year and anyone is welcome to apply. To apply please visit: <http://sunshinehomeshare.org/>

The Most Effective Websites for Rental Searches

- Pad Mapper: <https://www.padmapper.com/>
- Facebook: Be sure to check out our group: “DPS – Housing Exchange” to connect with other DPS staff about housing recommendations and searches
 - Other groups such as Denver Housing and Subletting, Denver Area Creative Housing, and Denver Queer Exchange also provide open listings of rental and subletting opportunities.
- Apartment Guyz: <http://www.rentapartments.info/index.php>
- Zumper: <https://www.zumper.com>
- For rental homes (not units) use Renters Warehouse: <http://renterswarehouse.com/find-a-home/search-properties/>

Tip: It is easier to find apartments by searching in Google for property management companies in Denver. You can then view their available properties from their websites.

If you need a place to stay while searching for housing

You will likely find a better deal on housing if you move to the area first and search for housing while you are here. It is much easier to find housing by walking around, driving through neighborhoods, and talking to people than trying to find a place remotely.

House Sitting

This allows you a free (and sometimes paid) place to stay while you begin your housing search. Examples of house sitting organizations include:

- Trusted House Sitters: <https://www.trustedhousesitters.com/>
- Luxury House Sitting: <http://www.luxuryhousesitting.com>
- Care.com: <https://www.care.com/house-sitting-jobs/denver-co>

Subletting: University Housing

With four universities in Denver, there are many opportunities to sublet from students who have left for the summer. This is especially true around Denver University, which is an area with light rail access. If you are on Facebook, be sure to check out the group: University of Denver (DU) Housing, Sublets & Roommates

If you are looking to buy a home

Where should you begin your search?

Teacher Next Door*

A free service for educators, intended to eliminate confusion by streamlining the home loan and home buying process by matching the individual with the best program available, based upon the specific needs of the teacher and their family. Your Teacher Next Door agent will help you locate the right home and negotiate the lowest price possible. Your agent will handle all of the purchase, finance and closing paperwork for you. Refinancing options, as well as inspection and maintenance discounts are also available. Teacher Next Door is the only nationwide home buying program for teachers in the US, serving over 3.3 million teachers and their families. <http://www.teachernextdoor.us/>

If you are exclusively represented by a Teacher Next Door Realtor, you also qualify for a \$1,000 to \$4,170 grant to be used towards the purchase of a home. The grant may be used to purchase any available home on the market and your Teacher Next Door Realtor will assist you with this.

Grant Requirements:

- You must be actively employed by a public or private school or other qualified public service profession.

Denver's Inclusionary Housing Ordinance

Denver's Inclusionary Housing Ordinance requires that new for-sale developments over 30 units set aside 10% of the units as affordable to families earning gross income less than \$44,750 for an individual and \$63,900 for a family of four. To see available housing (or place yourself on a waitlist), visit <http://www.coloradohousingsearch.com/>

Tip: search by the zip code you're interested in, sort by availability.

Requirements:

- Interested buyers are required to take a homeownership counseling course and will need to obtain private financing to purchase the affordable unit.

HUD – Good Neighbor Next Door*

The Good Neighbor Next Door Program offers HUD owned single family (one-unit) homes to full time preK-12 educators at a 50% discount. These are foreclosed homes sold as is and it is highly recommended that you get an inspection before you commit to purchase. While there are sometimes no homes available, listings are updated daily and last for 7 days. To see listings, search Buyer Type "Good Neighbor Next Door" at <https://www.hudhomestore.com/Home/Index.aspx>

To apply, your realtor applies for you and is notified if your bid is accepted.

Requirements:

- You must commit to live in the property for 36 months as your sole residence.
- The public or private school where you are employed as a teacher must serve students from the area where the home you are purchasing is located in the normal course of business.

Home Partners: Lease with Right to Purchase

Home Partners allows you to find a home to rent, with the option (but no obligation) to buy within the next 3-5 years. You apply, qualify, and once you find a home for sale on the market, Home Partners will buy it. You then rent the home from them and have the right to buy it for their listed, market price (your rent does not go towards the purchase). The lowest rent available is typically \$1200 and you can even search for houses near local high schools. This is a great option to test out a home before you buy it and complete the loan process on your timeline!

<https://homepartners.com/>

Requirements:

- Household annual income of at least \$50,000
- No history of eviction or bankruptcy
- \$75 application fee, refundable deposit of 2 months' rent

If you are looking for credits and financing

Where should you begin your search?

Mortgage Credit Certificate Program

Denver's Mortgage Credit Certificate (MCC) program allows qualifying borrowers to receive an annual federal income tax credit equal to 25% of the annual interest they pay on their mortgage loan (\$2,000/year maximum). The tax credit enables a taxpayer to subtract the amount of credit from his or her annual total federal income taxes. Borrowers may choose to adjust their W-4 withholding to account for the tax-credit benefit and receive a higher net monthly income. Any excess credit from the MCC may be carried forward for up to three subsequent tax years. To apply, contact a participating lender found at the link below:

<https://www.denvergov.org/content/denvergov/en/denver-office-of-economic-development/housing-neighborhoods/ready-to-buy.html>

Requirements:

- Income limit for families of 2 or fewer: \$100,680

Metro Mortgage Assistance Plus Program

The Metro Mortgage Assistance Plus Program is a special grant program for low and moderate income individuals and families that seeks to bring the dream of home ownership within reach. As you apply for a 30-year fixed rate mortgage, you receive help with down payment and closing cost assistance of up to 4% of your loan. To apply, contact a participating lender found at the link below:

<https://www.denvergov.org/content/denvergov/en/denver-office-of-economic-development/housing-neighborhoods/ready-to-buy.html>

Requirements:

- Income needs to be less than \$91,100 for households of two or fewer persons (and less than \$103,000 for three or more).
- You must have a minimum FICO score of 640, a maximum debt-to-income ratio of 45, and you must complete a HUD-approved homebuyer education course.
- Even though a significant portion of your down payment will be supported by this grant, you may need to bring 0.5% (one-half of one percent of the total mortgage) to the closing on your own.

Colorado Home Financing Authority

A program typically for first time home buyers, CHFA offers assistance with down payment and closing costs. In exchange for a higher interest rate, you can receive a grant for up to 4% of your mortgage. They also provide free homebuyer education across the state in English and Spanish. For more information, visit <https://www.chfainfo.com/homeownership>

Requirements:

- A 3% down payment
- 1-2 person household income limit of \$83,900

Educator Mortgage.Com*

Educatormortgage.com lends to educators with a 620 credit score or higher so homes can be purchased with as little as 3.5% down. The average turnaround time is 20 days and there are no fees, costs, or obligations. This is a great place to start your financing search. For more details, visit: <http://www.educatormortgage.com/faqs>

- **Tip:** When buying a home, choose a local lender (with a local underwriter) to help with processing speed. If you use a lender from your home state, the time difference could cost you multiple business days of processing delay!
- **Tip:** Always talk to your lender before opening a new line of credit or taking out a loan.

Realtors and other programs

Heroes Home Advantage*

Receive 25% of your realtor's commission in addition to discounted attorney and inspection fees: <http://www.heroeshomeadvantage.com/about-hha/>

Homes for Heroes*

A similar program to Heroes Home Advantage, also providing realtor and inspection (i.e. radon) discounts: <https://www.homesforheroes.com/our-story/faq/>

Everyday Hero Housing Assistance Fund (EHHAF) *

A fund that helps cover closing costs: <http://usehhaf.org/>

Equity for Educators*

Emily Baker is a teacher and a realtor. She has helped teachers buy condos and townhomes with as little as \$2,000 down and she will use her commission to pay for up to 20% of your closing costs. For more information, please visit <http://www.equityforeducators.com/>

If you need to clean up your financial reports

Oakwood Home Buyers Club

In a perfect world, past financial problems wouldn't stand in the way of buying a home. In the real world, they do so all too often. This free program assists hundreds of HBC members clear the path to purchase homes they love, typically within a few months. Call [303-486-8655](tel:303-486-8655) and ask to be connected to Dream Makers. All fulltime Denver Public Schools employees get \$1,000 toward options that can be used with a Realtor and/or in conjunction with other promotions.

If you need help with housing research, legal assistance, or financial guidance

DPS Employee Assistance Program

If you need assistance researching moving companies or apartments, the hotline below is open 24 hours. They will gather information from you and return research results within 5-6 business days.

Legal and financial counseling are also available, but only from 7:30AM – 4:00PM, Monday – Friday.

Call [855-327-1377](tel:855-327-1377) or visit <http://thecommons.dpsk12.org/Page/293>

If you have student loans

The Teacher Loan Forgiveness Program*

Under this program, if you teach full-time for five complete and consecutive academic years in certain elementary and secondary schools and educational service agencies that serve low-income families, and meet other qualifications, you may be eligible for forgiveness of up to a combined total of \$17,500 on your Direct Subsidized and Unsubsidized Loans and your Subsidized and Unsubsidized Federal Stafford Loans. If you have PLUS loans only, you are not eligible for this type of forgiveness.

Teacher Cancellation of Perkins Loans *

Under this program, if you are a teacher serving students from low-income families, a special education teacher, or teach in the field of mathematics, science, foreign language, or bilingual education (or any other field with a shortage), you qualify for up to 100% cancellation of your Federal Perkins Loan over five years. You also qualify for loan deferment, and if you are interested in applying for this you would need to speak with the university that holds your loan information.

Almost all of DPS Schools qualify for these programs.

For more information, please visit:

<https://studentaid.ed.gov/sa/repay-loans/forgiveness-cancellation/teacher>

To see if a school you're working at is on the list, please visit:

<https://www.tcli.ed.gov/CBSWebApp/tcli/TCLIPubSchoolSearch.jsp>

If you are looking to go back to school, get certified

Procomp Tuition Reimbursement

This program makes funds available to apply to the cost of coursework, professional workshops, continuing education, board certifications, and books incurred after your enrollment in ProComp. You must front the cost, but once you receive credit for your work, you can complete the Tuition Reimbursement Request Form to receive up to \$1,000 a year for up to 4 years to cover these expenses.

Scholarships*

For early childhood educators:

<https://qualistar.org/t-e-a-c-h-ece-scholarship/>

For math and science teachers:

<https://denverfoundation.academicworks.com/opportunities/311>

If you need childcare

Preschool for 4-Year-Olds

Denver Public Schools offers tuition credits through the Denver Preschool Program, Colorado Preschool Program, and other funding sources. Your child's tuition rate depends on your household size and income. Families are automatically considered for tuition credits when they fill out the application and supply all the correct documentation. Students are only eligible for one year of tuition credit.

Requirements:

- Your family must live within the City and County of Denver
- Your child must be 4 years old on or before October 1st of the current school year
- Your child must be enrolled at a participating Denver Preschool Program school
- You must fill out the preschool application and all required documentation

For additional information, please visit:

<http://www.dpp.org/sign-up-for-tuition-support>

And

<http://earlyeducation.dpsk12.org/tuition-and-billing/tuition-and-tuition-assistance-2/>

Kindergarten

Half day kindergarten is free for all Colorado students and parents are responsible for securing care for the other half of the day.

If you use public transportation

Through our Wameworks program, your RTD passes and parking are tax free.

<https://www.wameworks.com/employers/benefits/commuter>

If you need auto, home, life insurance

Horace Mann*

Horace Mann offers added auto insurance benefits at no cost to teachers (roadside service, student transport, vehicle related vet bills). Horace Mann also offers discounted property and life insurance for educators – they are the largest multiline insurance company dedicated to the educational community.

<https://www.horacemann.com/en/insurance/auto-insurance/educator-advantage>

If you need prescription medicine

Colorado Drug Card

The Colorado Drug Card is a free prescription assistance program available to everyone living in Colorado. The program provides discounts on both brand and generic medication with an average savings around 30%, with some discounts as high as 75%. The card is accepted at Walgreens, Safeway, Albertsons, Target, CVS, Walmart, as well as over 56,000 participating pharmacies around the country. <http://www.coloradodrugcard.com/index.php>

If you are looking for convenient, organic food

Grant Farms

Subscribe to this CSA (community supported agriculture) for weekly deliveries of fresh produce to your office or school during June-December. Price varies by order but this is a great way to support your health, budget, the local economy, and commute less! <http://www.grantfarms.com/>

If you need a beginning of year pay advance

DPS Paycheck Flexibility

Should you choose, you can opt in for a 10 day pay advance. Typically awarded in September, you can have ten days of pay provided before your first paycheck. These ten days of pay are then deducted throughout the rest of your first year.

Enjoying your time in the city

The Denver Art Museum*

Teachers save \$10 on an individual membership good for free admission for one year. The teacher discount is only available when a valid teacher ID is shown at the museum welcome desk and cannot be ordered online or over the phone.

Wings Over the Rockies: Teacher Flight Program*

STEM teachers are invited to enjoy a free 20-minute flight at our Air and Space museum, most likely in the vintage 1940s Stearman biplane. Sign up or watch teacher flights here:

<http://wingsmuseum.org/education-4/teacherflight/>

The Colorado Symphony*

Teachers can purchase \$10 tickets the day of a concert, in person, at the Colorado Symphony Box Office. For those who are eager to get their seats ahead of time, \$12 advance tickets can be purchased online with the promo code LISTEN and then picked up with a valid I.D. All concerts are subject to availability and a limited number of discount tickets are available per performance. For more details please visit: <https://coloradosymphony.org/Tickets/Students-Teachers>

Teachers Day: Ski for Free at Sunlight Mountain Resort*

Typically between January 8-10th, teachers ski free at Sunlight Mountain Resort in Glenwood Springs. <http://sunlightmtn.com/upcoming-events>

Teacher Ranger Teacher Program*

This program links National Park units and teachers from schools with underserved student populations. Teachers spend the summer learning, and sometimes also living in the park. TRTs spend most of their time engaging with park education projects, learning about park resources, and developing lesson plans to use in their classrooms and in the park with students. Their experience will also include exposure to a variety of work performed in National Park units by employees from many career fields in the service. When TRTs return to the schools in the fall, they spend part of their classroom time presenting their TRT projects to their own students and to a wider education audience. Teachers receive \$3000.00 stipend at the end of the summer (after Oct 1) and upon successful completion of both the NPS project and the online course with CU Denver. Parks do their recruiting for the program in the early spring (March-April). To learn more or apply, please visit: <http://teacherrangerteacher.org/>

RAFT*

For \$25 a year, you have access to a warehouse full of discounted supplies, lesson plan guidance, project ideas, supportive staff, and resources to help your students work, think, innovate, and learn creatively. <http://www.raftcolorado.org/about-raft/>



COST OF LIVING TOOLKIT

YOUR GUIDE TO HOUSING AND OTHER RESOURCES

Educators' Day: Denver Comic Con*

Educators' Day is a chance for education professionals to attend a day of Denver Comic Con for free. Educators' Day provides teachers, librarians, administrators, and other educators the chance to learn about how they can improve their craft using the tools of pop culture. For more information, visit:

<http://popcultureclassroom.org/dcc/sign-ups/educators-day/>

See a Free Summertime Movie

Educators, teachers, and faculty members of any level of school or university can see any regularly priced movie at any time on Tuesdays for FREE throughout the Summer! Just bring your ID and valid proof of employment to the box office and choose from any of our regular shows at ANY time on any Tuesday this Summer 2017, through August 22nd. Offer valid in person at the box office only at the Littleton and Sloans Lake Alamo Drafthouse locations. <https://drafthouse.com/news/teacher-appreciation-tuesdays-at-alamo-denver>

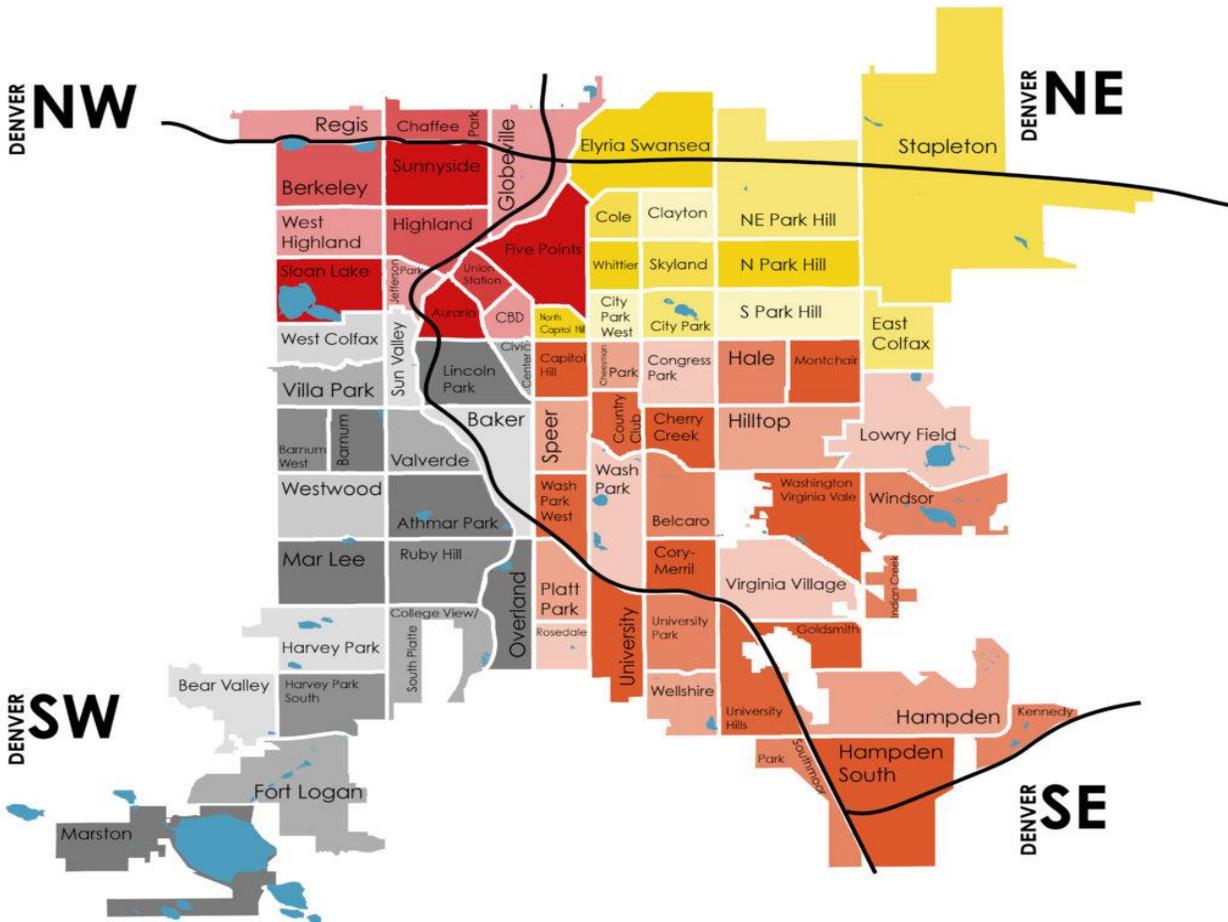
If you'd rather watch a film outside, check out one of the 15 summer film series:

<http://www.thedenverear.com/watch-outdoor-movies-denver/>

Free days around the city

Visit the zoo, art museum, botanic gardens, and museum of nature and science for free on select days. For more information, please refer to the individual website for the location you'd like to visit.

Neighborhood Information and Profiles



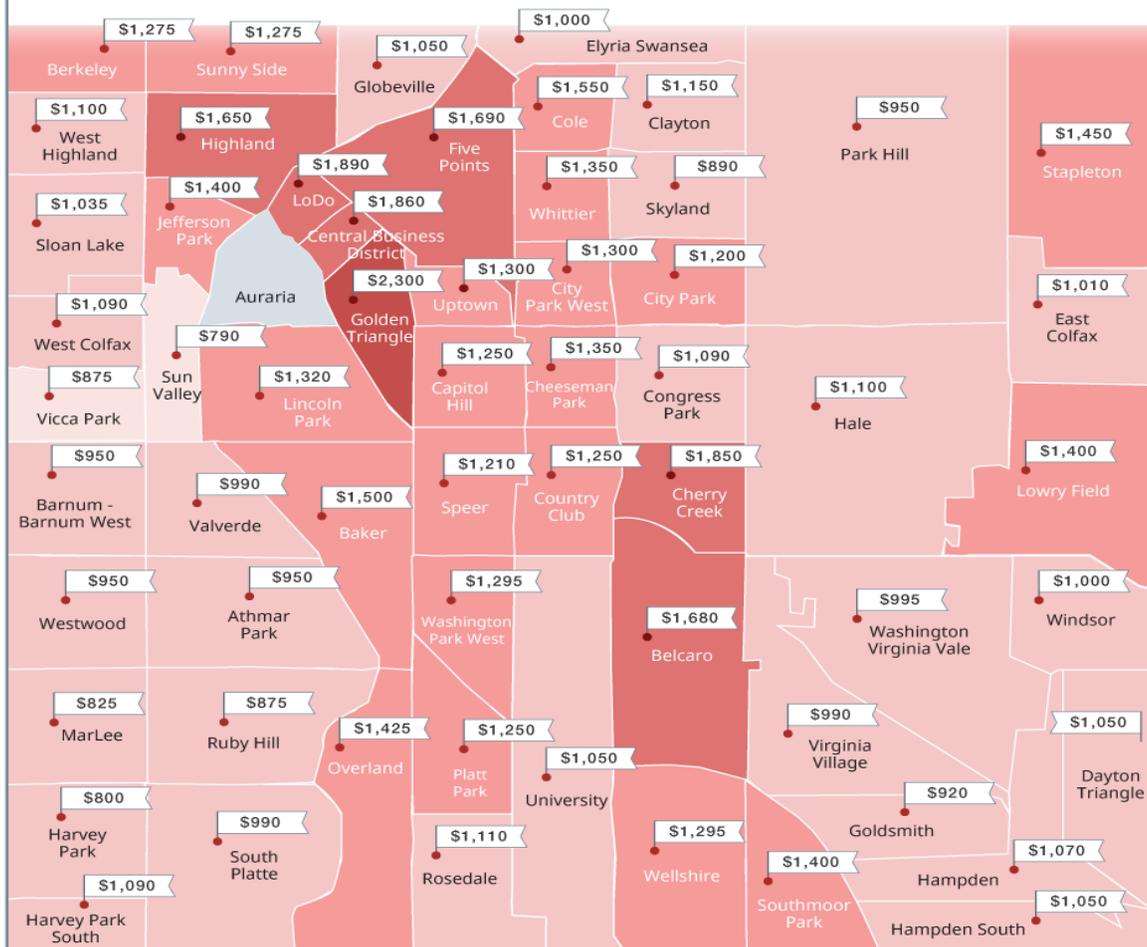


DENVER

MEDIAN 1-BEDROOM RENT

SUMMER 2016

\$0 - \$799 \$800 - \$1,199 \$1,200 - \$1,599 \$1,600 - \$1,999 \$2,000 - \$2,350



Disclaimer: The information posted in this document contain external links or pointers to information created and maintained by others. This information is provided for staff convenience and DPS does not control or guarantee the accuracy, relevance, timeliness or completeness of this outside information. The inclusion of this information is not intended to reflect importance nor endorsement.

Neighborhood Name	Region	Av. 1 bdrm Rent	Public Transport Score *	Walking Score *	*Scores are out of 100, where 100 is a perfect score Neighborhood Profile
Sun Valley	SW	\$790	64	69	Sun Valley sits minutes from downtown but is cut off from much of Denver by highways and train tracks. Total public and private investment over the next 10 years is expected to be in the \$500 million to \$600 million range
Harvey Park	SW	\$800	41	50	Home to the famed Mile High Thrift (where you could waste the day away and still only spend a few dollars), this older neighborhood has more than a few wonderful mid-century mod homes scattered throughout it.
Mar Lee	SW	\$825	40	62	While this is a developing neighborhood, overall this could be a good spot to find a deal on a home. This area has great views and nice park spaces and while Mar Lee isn't exactly adjacent to downtown, it's not too far out of the way. Federal Blvd has great ethnic food stores and little family restaurants.
Ruby Hill	SW	\$875	42	63	Less than five miles south of downtown, Ruby Hill is a conveniently situated urban enclave accented by contrasts. Known for its park of the same name—which has experienced recent interest over the past several years—the area is about as up-and-coming as Denver's peripheral neighborhoods get.
Villa Park	SW	\$875	52	55	The Villa Park neighborhood is a relatively small area, west of I-25 and North of 6th Avenue. It's primarily residential, with a strong Hispanic community.
Skyland	NE	\$890	48	62	Skyland is largely residential and in an outstanding location for practically everything, from the nightlife of Five Points, Downtown and RiNo to the gorgeous green space of City Park and all of the liveliness of Colfax.
Goldsmith	SE	\$920	45	61	Just nine miles south of downtown—and about equidistant to the Tech Center—one of South Denver's original suburbs. The neighborhood offers a residential retreat for those who don't want to sacrifice an urban location.
Athmar Park	SW	\$950	47	67	Due to major developments along its eastern edge and a decades-long cleanup process, the neighborhood is becoming a popular destination for new homeowners who value its cultural diversity and historical roots.
Barnum	SW	\$950	43	69	With amazing views of the city from Barnum Park and plenty of restaurant options along Federal Boulevard, this neighborhood offers a lot for people looking to buy a 1950s-era single-family home close to downtown.
Barnum West	SW	\$950	39	56	With a mixture of small, charming one or two bedroom homes with character, you'll have easy access to capital hill, Belmar, and the foothills.
Park Hill	NE	\$950	49	62	Park Hill has been known for many years as one of Denver's more "liberal minded" neighborhoods. Park Hill is still home to many doctors, lawyers, and "white collar" professionals.
Westwood	SW	\$950	40	61	This is a developing neighborhood, with various shops and restaurants that reflect the neighborhood diversity. Homes are more affordable here and there is access to both major roads and the interstate.
College View/S. Platte	SW	\$990	44	61	A diverse, affordable part of town with local gems like Newbarry's and Cherrio Lounge.
Valverde	SW	\$990	44	68	Near the river, the neighborhood is mostly industrial, but further to the west it is dominated by single-family homes. Interstate 25 runs alongside the South Platte River to the east.
Virginia Village	SE	\$990	44	67	Home to a diverse range of ages, buildings, the Cherry Creek Trail and dining on Colorado Boulevard.
Washington Virginia Vale	SE	\$995	42	66	A perfect escape for all types, given its affordability and location in East Denver. If you don't mind living just outside the city, and can deal with the commercial atmosphere, the neighborhood is an ideal residential retreat.
Elyria Swansea	NE	\$1,000	38	54	An old neighborhood that is home to the National Western Complex, the Forney Transportation Museum, and the Denver Coliseum. Plus, it's just a short jaunt south to RiNo, where the breweries and art galleries are plentiful.
Windsor	SE	\$1,000	38	40	A neighborhood of large apartment, condo, and townhome complexes. Although there aren't many restaurants there is a newly remodeled area that is home to a Super Target, a natural foods store and clothing shops. The area appeals to retirees, those who want a low-fuss apartment far from the hustle and bustle, and families.
East Colfax	NE	\$1,010	52	66	Colfax Avenue is the longest commercial street in the U.S.A. The street is lined with an eclectic mix of eateries, bars, brewpubs and shops, as well as entertainment and live music venues.
Sloan Lake	NW	\$1,035	43	63	A range of home styles and prices for those drawn to the city's largest and most beautiful lake. Includes new restaurants, breweries, and easy access to light rail, and the three-mile bike-and-pedestrian path around the lake.
Globeville	NW	\$1,050	37	51	The current mix of multi-generational residents and new immigrants creates a rich diversity unlike many neighborhoods in Denver. Though pollution was once an issue, redevelopment is revitalizing the neighborhood.
Hampden South	SE	\$1,050	49	50	This residential area is bounded by bustling thoroughfares, big box retail stores and strip malls. Though this area isn't close to Downtown, it is only a short jaunt from Fiddler's Green (great for summertime concerts)
University	SE	\$1,050	45	62	This neighborhood surrounding the University of Denver bustles with students, coffeehouses, fast-casual restaurants and bars. A spot for sporting and cultural events, shopping and recreational opportunities.
Chaffee Park	NW	\$1,055	38	60	For those who want a home convenient to downtown with close proximity to I-25 & I-70. A mix of historic Latino and Italian influences give this neighborhood its distinctive character but is gentrifying.

Neighborhood Name	Region	Av. 1 bedroom Rent	Public Transport Score *	Walking Score *	*Scores are out of 100, where 100 is a perfect score Neighborhood Profile
Hampden	SE	\$1,070	41	53	This neighborhood has a very established feel with many attracted the accessibility of green spaces. With an average listing price hovering in the \$400s, many middle-class families are attracted to the variety of options.
Congress Park	SE	\$1,090	52	82	There is access to Cherry Creek and downtown, and public amenities including a park, playground and swimming pool are within walking distance. A spot for retail areas with cozy shops & eateries, and the Bontanic Gardens.
Harvey Park South	SW	\$1,090	38	39	Living in Harvey Park South gives you a mix of mid-century nostalgia, plenty of bulk groceries, outdoor activities, and some local eateries.
West Colfax	SW	\$1,090	60	64	A diverse neighborhood that's home to local gems but also revitalization initiatives. The neighborhood takes its name from the busiest street in the neighborhood which through it. The neighborhood contains many single-family homes, condos, and businesses. Sloan's Lake is north of the border.
Hale/Montclair/Hilltop	SE	\$1,100	50	76	Hale is just east of Colorado Boulevard and feels more suburbia than city. The streets are wide, and the traffic isn't as bad as it is downtown. It's a good location for single professionals, students, and medical workers.
Rosedale	SE	\$1,110	54	74	This neighborhood is known to be trendy and is home to a large golf course and medical complex.
West Highland	NW	\$1,110	41	76	Highland Square is quaint and fully of delicious eats, locally owned shops and lots of family-friendly ongoing—plus a few little parks, quiet residential streets and plenty of parking (for now).
Clayton	NE	\$1,150	47	70	Clayton sits just minutes from the hustle of downtown, without feeling overcrowded like some of the more central neighborhoods do. Clayton is very residential, family-oriented, and close to everything.
University Hills	SE	\$1,150	52	61	With a more mature population, University Hills is somewhat of a contradiction with its underdeveloped and spacious residential area circled by commercial “big box” retailers. University Hills has an IMAX movie theater, a Dave & Busters, a couple of big name craft and grocery stores, and fast food chain restaurants.
City Park	NE	\$1,200	55	78	A neighborhood sitting next to the Denver Zoo, and the Museum of Nature and Science, and a quick jaunt to downtown Denver. Named for the 320-acre park with the “postcard view” of Denver's skyline against mountains.
Speer	SE	\$1,210	55	85	There's a mixed bag of dining options, low key nightlife ongoing and locally owned shops scattered amongst the old Victorian homes. The Cherry Creek Trail bisects Speer, making it very bike friendly.
Capitol Hill	SE	\$1,250	65	92	One of Denver's most densely populated and cosmopolitan neighborhoods, with numerous restaurants, clubs, bars, stores, concert venues, museums, and parks. The neighborhood has a reputation for being LGBT friendly.
Country Club	SE	\$1,250	46	77	The palatial homes neighboring the Denver Country Club bespeak the area's history of elegance and exclusivity. Politicians, socialites, and entrepreneurs have felt at home in this stunningly beautiful and clubby atmosphere.
Platt Park	SE	\$1,250	60	81	Platt Park's official website calls it “2014 homes in a 1914 neighborhood.” The central location makes it a great choice for someone who wants to get to know the city. Some of Denver's favorite are close by as are the mountains.
Berkeley	NW	\$1,275	40	78	The Berkeley neighborhood is lined with some of Denver's most popular restaurants and galleries. Two dramatic parks with lakes provide lots of open space and greenery.
Sunnyside	NW	\$1,275	43	72	Sunnyside is a great spot for edgy urban dwellers as well as those looking for a convenient commute. It offers some great local restaurants including the popular Ernie's Bar and Buchi Cafe Cubano. A unique mix of affordable homes on larger-than-usual lots make still make Sunnyside a great value for first-time home buyers.
Wash Park West	SE	\$1,295	61	72	Local spots where urbanites and nearby residents—mostly 20- and 30-something renters, young-families, and homeowners—spend time; foodies are in heaven with rich and varied selection of eateries;
Washington Park	SE	\$1,295	43	57	Dubbed “Wash Park” by locals. The area has lush landscaping, awning-covered storefronts and family-friendly atmosphere. Home to 2 lakes and Old S. Gaylord where you can experience local restaurants, galleries and shops.
Wellshire	SE	\$1,295	38	46	One of the great things about this beautiful neighborhood is how conveniently it's located to so many things. There is plenty to do in the area: dining, movies, restaurants, pubs, wonderful churches, etc.
City Park West	NE	\$1,300	55	77	The wonderful dining scene is what this neighborhood is better known for—especially recently. Presbyterian/St. Luke's Medical Center also sits smack-dab in the middle of the neighborhood.
N. Capitol Hill/Uptown	NE	\$1,300	65	92	A highlight is Restaurant Row, the stretch of 17th Avenue running from Broadway to City Park that is lined with cafes, bistros, pubs, fine dining establishments and LGBT-friendly bars - almost all with outdoor patios. It's also where you'll find Denver's largest green space, City Park (near the zo and Museum of Nature & Science).
Lincoln Park	SW	\$1,320	75	83	Home to the Art District on Santa Fe, Su Teatro, CHAC, Museo de las Americas, and the Buckhorn Exchange on Osage (serves wild game), which bills itself as Denver's oldest restaurant.
Cheesman Park	SE	\$1,350	53	82	Attracts a diverse blend of residents, runners, dog-walkers, gay-friendly folks, apartment renters and mansion dwellers. Coffeehouses, bars, boutiques and restaurants cater to a broad range of tastes.

Neighborhood Name	Region	Av. 1 bdrm Rent	Public Transport Score *	Walking Score *	*Scores are out of 100, where 100 is a perfect score Neighborhood Profile
Whittier	NE	\$1,350	55	80	Proximity to downtown, a diverse community, parks and a public golf course, and a stock of early twentieth century homes of craftsman architecture at reasonable prices is creating an influx of young professionals and their families.
Jefferson Park	NW	\$1,400	55	79	Today, Federal Boulevard is this neighborhood's main shopping corridor with several unique restaurants and shops. There are stunning views of Elitch Gardens, the Children's Museum, the aquarium and the mountains.
Lowry Field	SE	\$1,400	39	51	With 46 miles of urban trails that connect to Denver's 85-mile network, Stapleton, Lowry and Northfield neighborhoods are a peaceful escape from the hustle and bustle of downtown.
Southmoor Park	SE	\$1,400	53	32	Perfect if you're looking to get away from the city, but aren't ready for the suburbs quite yet. It's a fast-growing area that's seeing a lot of redevelopment, fix-and-flips, and long-time residents who take pride in their homes.
Overland	SW	\$1,425	64	64	A curious mix of industry, small business, residences and a golf course. But above all else, it's comprised largely of antique shops, breweries and busy Santa Fe Drive. It is close to Wash Park and Baker—and more affordable.
Stapleton	NE	\$1,450	38	42	The neighborhood is home to many parks and open spaces, including Central Park, a haven for dogs, joggers, cyclists and Rollerbladers. After enjoying the outdoors, relax and take advantage of the shopping and dining at The Shops at Northfield Stapleton, E. 29TH Avenue Town Center or Lowry's Town Center.
Baker	SW	\$1,500	60	83	A vibrant neighborhood including a diverse urban population, preserved historic homes, proximity to Broadway's Main Street development which promises shopping, casual and fine dining, entertainment, and access to transit.
Cole	NE	\$1,550	50	78	An authentic urban neighborhood. Alleyways split each residential block with corner stores, bus stops, 24/7 foot traffic, kids playing baseball in the street. The visible signs of urbanity and gentrification can't be missed in Cole.
Auraria	NW	\$1,613	79	46	A very happening spot home to multiple universities, Elitch Gardens, and the Pepsi Center.
Highlands	NW	\$1,650	58	77	Victorian-era homes and buildings; lush gardens and parks; hip independently owned shops; art galleries; and restaurants, all make the Denver Highlands neighborhood a great destination for visitors.
Belcaro	SE	\$1,680	42	62	Take advantage of the short drive to Cherry Creek, Washington Park, or Downtown Denver, The homes are predominantly ranch style homes, with a few 2-story homes sprinkled here and there.
Five Points	NW	\$1,690	70	85	Cultures blend in historic Five Points, one of Denver's oldest neighborhoods. The district was known as the "Harlem of the West" because it was a frequent stop for jazz greats. Creativity and vibrancy live on at innovative coffeehouses and craft breweries, visit museums telling stories from the past or eat at beloved soul food and barbecue institutions.
Cherry Creek	SE	\$1,850	49	83	A shopping and dining district with a 16 city-block area including more than 320 upscale galleries, boutiques, restaurants, salons/spas and the pedestrian plaza Fillmore Plaza (home to numerous community events).
Union Station/ Lodo/ Central Business District	NW	\$1,890	65	92	LoDo is the lower downtown area of Denver and is one of the oldest settlements of the city of Denver. It is a mixed-use historic district, known for its nightlife, and serves as an example of success in urban reinvestment and revitalization.
Civic Center/ Golden Triangle	SE	\$2,300	65	92	Known as the center of the civic life, with numerous institutions of arts, government, and culture as well as numerous festivals, parades, and protests throughout the year. The park is home to many fountains, statues, and formal gardens.
Bear Valley	SW	\$ UNK	34	34	A quiet neighborhood, mostly 1970s split-level brick and wood ranchers, with some large apartment complexes on the periphery. Hills, which are rare in Denver, can make walking in this neighborhood a rare workout for the legs.
Fort Logan	SW	\$ UNK	29	27	Removed from downtown, many residents appreciate this privacy—especially when it comes to mountain travel. This is a beautiful, established residential area that boasts outdoor recreation opportunities.

Please see the Excel spreadsheet to sort/filter information, and view additional neighborhood characteristics and longer profiles:

<https://drive.google.com/file/d/0ByEzJcGbb2UfMFNBRU9yX0VMYnc/view>