

# Blue Vista

Longmont, Colorado



**Developer** Thistle Community Housing

**Total Units** 79

**Description** Blue Vista is an award-winning, Built Green, mixed-income community of 198 single family, duplex and triplex homes. Phase I has 79 units varying in size from 580-square-foot, one-bedroom condominiums to 1,500- square-foot, four-bedroom duplex townhouses.

Located adjacent to open space and a planned 50-acre park, Blue Vista exemplifies smart growth principles. Bike and walking paths lead to nearby shopping areas and other neighborhoods. A bus stop is across the street and major highways are close by. All homes include front porches facing the tree-lined streets. Landscaping includes low water plantings and perennials to provide foliage and color while keeping water usage low. All appliances, building materials and construction methods have been chosen to be energy efficient and environmentally friendly. The Blue Vista development has been recognized for excellence in planning and green building and was awarded the 2008 Green Development Project of the Year Award for Single Family Homes by the National Association of Home Builders as well as the 2007 Chapter Award for Outstanding Project by the American Planning Association Colorado Chapter.

**A Green Advantage** Blue Vista sets the standard for green building in affordable housing. The energy performance rating for these homes is at the highest tier of efficiency for Built Green communities. Some of the many green features include:

- High, 92 percent efficient furnaces
- Wet blown cellulose insulation: recycled newsprint
- Carpets and carpet pads use 80 percent recycled content
- Low VOC sealants and caulks throughout
- Energy Star rated low-E and argon-filled windows
- Construction waste recycled on site
- Energy Star appliances and compact fluorescent bulbs throughout
- HERS (Home Energy Rating System) is 67, 33 better than conventional homes
- Winter utility bills for gas and electric average \$60 to \$70 per month
- Homes earned 195 points with Built Green Colorado Program of the Home Builders Association of Metro Denver -- 70 points are required to be enrolled in the program
- All water fixtures are the most efficient of their type
- Lawns watered with pop-up rotor heads; plants watered with non-spray subsurface drip irrigation
- Ventilation systems ensure clean outside air is supplied to all units



## Project Financing

Home and Lot Sales	\$22,000,000
HUD, Self Help Opportunity Program Grants	\$1,434,750
Colorado Division of Housing	\$538,525
FHL Bank AHP	\$420,000
NeighborWorks America Enterprise	\$150,000
Other Grants and Donations	\$65,000
Bank Qualified Bond Financing*	\$5,426,000
<b>Total Costs</b>	<b>\$7,000,000</b>
	<b>\$30,034,200</b>

\*Issued by Boulder County, purchased by US Bank.

The City of Longmont issued bonding authority for up to \$9,000,000 in Private Activity Bonds which go directly to homebuyers, via Colorado Housing and Finance Authority for down payment assistance loans.

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A partnership between Enterprise and the Natural Resources Defense Council

**Home Prices** Affordable homes range from the low \$100,000s to the \$200,000s. Market rate homes range from the low \$200,000s to the \$300,000s. One hundred homes will be sold to people with low incomes. Forty-nine of the 79 units will serve residents with incomes ranging from 50 percent to 68 percent of the area median income for Boulder County.

**Amenities** Blue Vista is in close proximity to shopping areas, bus service and major highways. The Longmont Community Recreation Center is adjacent to the development providing swimming pools, a skate park, public meeting spaces, racquet ball courts, a gymnasium, a fitness area with a track and exercise machines, weight room, climbing wall, aerobics room and babysitting room. The Longmont Cultural Museum is located within one block of Blue Vista and offers a wide array of cultural, scientific and civic events. A city park is planned for the south border of the property and Boulder County Parks and Open Space owns the land east of the property.

**Social Services** Thistle Community Housing provides financial and homeownership counseling for residents in its service area.

**Developers** Thistle Community Housing is a private, nonprofit real estate company committed to providing permanently affordable rental and homeownership opportunities for working families, seniors and people with disabilities. It has been providing quality, affordable homes since 1989. Thistle acquires, develops, renovates and manages quality, affordable housing serving people in Boulder and Adams Counties. Similar to organizations that preserve land for open space, Thistle preserves housing so it will be permanently affordable now and for future generations.

**Architects** Wolff Lyon Architects is an architecture, urban design, planning and development consulting firm with over 30 years of experience. The firm was founded by John Wolff and Tom Lyon in 1975 as a design, construction and development firm focusing on small urban infill projects in Boulder, Colorado. Wolff Lyon Architects has worked in the United States and abroad and has won many awards from the AIA, National Planning Councils and various state and local organizations.

**General Contractor** Boulder Creek Life and Home is committed to serving the unique housing needs and desires of active families. Using innovative planning, design, architecture and technology, the firm seeks to free homeowners from excessive maintenance and worry while providing a home and neighborhood that is easy and enjoyable in which to live. Working on Blue Vista inspired Boulder Creek to become a Built Green certified builder. It is now applying green building techniques to all of its projects.



Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For more than 25 years, Enterprise has pioneered neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested \$9 billion in equity, grants and loans and is currently investing in communities at a rate of \$1 billion a year. Visit [www.enterprisecommunity.org](http://www.enterprisecommunity.org) and [www.enterprisecommunity.com](http://www.enterprisecommunity.com) to learn more about Enterprise's efforts to build communities and opportunity, and to meet some of the half a million people we have helped.

Through innovative new initiatives, Enterprise is providing the vision, the energy, and the resources to effect measurable change in the lives of low-income Americans. Green Communities™ is one such example of Enterprise's work. Enterprise and the Natural Resources Defense Council have joined together to transform the way communities think about, design, and build affordable housing. Green Communities will provide \$555 million of financing, equity, and grants to developers to build more than 8,500 rental and for-sale homes that promote health, conserve energy and natural resources, and enhance access to jobs, schools, and services.

For more information, please visit [www.greencommunitiesonline.org](http://www.greencommunitiesonline.org).