

Central Park at Stapleton

Denver, Colorado



Developer Northeast Denver Housing Center, Inc.

Total Units 18

Description Central Park at Stapleton Apartments is a new rental development in Denver, designed to provide affordable units for households making less than 50 percent of area median income, while also incorporating principles of sustainable design and green building standards. Although this is a new housing construction project, the site is part of the old Denver Stapleton Airport redevelopment, a “sustainably designed” planned community that has received local and national awards for its plan and development. The project consists of two buildings housing 18 units, including five three-bedroom, three-bath apartments and 13 two-bedroom, one-bath apartments.

A Green Advantage The project is located in a nationally recognized urban infill planned community recognized for exemplifying good environmental stewardship. This is the first of the Northeast Denver Housing Center’s projects slated to achieve all possible green certifications. It is the first GOLD LEED certified multi-housing project in Colorado and the first to be certified by Enterprise Community Partners in Colorado. It has also won the first Governor’s Excellence in Renewable Energy award for its solar power application. Each unit is equipped with solar arrays producing up to 55 percent of needed electricity-net metering. Other green features include:

- Solar Photovoltaic for each unit producing up to 55 percent of electrical needs
- Five-Star Plus Energy Star rating
- Sustainable floor coverings – bamboo and carpet, padding and rubber flooring made with recycled materials
- Landscaping with irrigation and native plants to minimize water usage
- Low-flow bath and kitchen fixtures
- Low- and no-voc paint and adhesives
- Energy-efficient lighting



Financing

City of Denver -Home Funds	\$490,852
State of Colorado Division of Housing	\$167,618
Governor’s Office of Energy	\$73,200
Energy Outreach Colorado	\$67,882
Forest City Stapleton (land donation)	\$650,000
Federal Home Loan Bank of Topeka	\$100,000
Enterprise Green Communities	\$18,000
Enterprise Social Investment LIHTC	\$1,916,710
Private & NDHC Equity	\$64,200
Colorado Housing Finance Authority	\$635,000
Total	\$4,183,462

Construction Lender- First Bank of Denver (1.million)

Rent	Of the 18 units, five serve tenants at 30 percent of the area median income; four serve those at 40 percent of the area median income; and nine serve those at 50 percent of the area median income.
Amenities	The site is located on a major arterial bus route and will be served by a new light rail line with access to downtown, the airport corridor and regional shopping centers. The site itself is within a half mile of a grocery store, several “big box” stores, restaurants, medical facilities, employment centers such as hotels and service shops, a skating rink and a major regional park system with swimming pools. Schools, churches and entertainment outlets are also nearby.
Social Services	The residents at Central Park can participate in Northeast Denver Housing Center’s Continuum of Service Enriched housing. The services include comprehensive housing counseling that addresses credit, debt, financial literacy and next step housing. Next step housing is to encourage clients about purchasing their home if they choose and desire to do so.
Developers	Northeast Denver Housing Center has demonstrated a commitment to green affordable housing over the past 12 years and has received several awards for its efforts.
Architects	Eckalizzi Design – Stephen Eckert AIA / Jade Polizzi



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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.

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