

The Village

on Stanford Road

A MODEL OF SUSTAINABILITY IN AFFORDABLE HOUSING.

With community support and the help of funders and partners, Fort Collins Housing Authority has taken Village on Stanford, a '70s era apartment complex, and turned it into a model of sustainability in multi-family housing.

RENOVATED WITH ECOLOGY & SUSTAINABILITY IN MIND

- Domestic water is heated by thermal panels, and our boilers are 94% efficient.
- The net-zero clubhouse has geothermal exchange heating and cooling and energy efficient building design, including a large thermal mass wall. All the electricity needed to power the clubhouse is provided by photovoltaic panels.
- Highly efficient material and color choices for roofing and the asphalt shading effect of the car ports reduce the "heat island effect."
- We preserved existing mature trees for shade and landscaped for minimal water needs.
- All appliances are Energy Star rated and units use CFL light bulbs.

- R-24 wall and R-50 ceiling insulation and building envelope improvements significantly reduce heating and cooling needs.

STIMULATING LOCAL ECONOMY & EMPOWERING PEOPLE

The Village on Stanford acquisition and renovation project has made a positive impact on the local economy. The \$10.1 million dollar acquisition/rehabilitation project brought dollars to our community from investors and funders to encourage resident empowerment and project sustainability.

- The project created more than 17 local, full-time jobs and increased business for local vendors.
- Local and recycled materials were used whenever possible.
- With our ability to guarantee permanent affordability, the Village on Stanford has created long-term stable housing for households earning 30 to 60% of area median income.
- The clubhouse was added to provide a place for community activities, education and self-sufficiency programming.
- Exterior living spaces including push-out porches, barbecues, and outdoor seating were created to encourage residents to interact, resulting in a sense of community and ownership, and in the future a community garden plot will be added.
- The property is located near public transportation, providing a green, convenient and affordable way to work, shop and use community services.
- The Fort Collins Housing Authority worked with Fort Collins Police Services to design pedestrian and traffic flow, landscaping, fences, lighting and security cameras to encourage safety and security for residents.



HEALTHY LIVING SPACES

The Village on Stanford design and rehabilitation focuses on the health of the residents and the community.

- *Low- or No-VOC paint and materials used whenever possible*
- *Green Seals certified flooring*
- *Fitness room*
- *Secured bicycle storage (indoor)*
- *Dog run*
- *Natural lighting with interior sky tubes*
- *Reduced light pollution*
- *Noise reduction through high efficiency new windows*
- *High-efficiency boilers and thermal-panel water heating*
- *Energy Star appliances and high-efficiency CFL bulbs in units*



THANK YOU TO OUR PARTNERS

The Village on Stanford acquisition and renovation cost \$10,150,000 and would not have been possible without the partners who shared our vision for affordable and sustainably housing.



- *First Bank of Northern Colorado, Equity Investor, Lender and General Partner*
- *Fort Collins Housing Corporation, Equity Investor*
- *Colorado Housing and Finance Authority, Low Income Housing Tax Credit Issuer*
- *City of Fort Collins Community Development Block Grant, Loan*
- *Funding Partners, Interim Financing Loan*
- *Governors Energy Office, Grant Funder*
- *The Atmosphere Conservancy, Funder and Technical Assistance*
- *FortZED, Grant Sponsor*

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