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STAPLETON IS AN AFFORDABLE NEIGHBORHOOD

From New Homes to Apartments, Stapleton Offers Several Affordable Options for Denver's Overheated Real Estate Market

(DENVER) – August 19, 2015 – [Stapleton](#) is among Denver's most desirable communities, with more than 1,000 acres of parks and open space, award-winning schools, a wide variety of shops and restaurants, and year-round community events and festivals. With Denver's housing market experiencing record growth in home prices and rental rates, many don't realize that Stapleton offers [affordable options](#) for those with lower and moderate incomes through home ownership programs, multi-family housing and apartment rentals.

"Stapleton is a melting pot and serves a diverse and eclectic population of homeowners and renters," said Lee Ferguson, Director of Development for Multi-Family Housing at Forest City Stapleton. "This mix has been a key priority from the community's beginning, which is why Stapleton is offering affordable living options."

AFFORDABLE HOME OWNERSHIP

Stapleton offers homes priced from the mid \$100s for buyers with household incomes that are 80 percent or below the area median:

[The Spruce Townhomes by Northeast Denver Housing Center](#)

The Spruce Townhomes offer a family-friendly building product and floor plans. The majority of the units are priced from \$158,000 to \$199,900 and a few main floor master units are priced at \$230,000. The attached townhomes enjoy convenient access to great schools, public transportation and retail and employment centers, as well as new parks and open spaces.

Northeast Denver Housing Center (NDHC) is a 31-year-old community-development, non-profit corporation experienced in the construction and design of quality affordable housing. For more information, call 303.399.9337 or 303.780.7407.

[The Central Park Row Homes by New Town Builders](#)

The Central Park Row Homes at Conservatory Green built by New Town Builders face The Conservatory Green, giving home owners "front yard" access to Stapleton community events. The Curtis floor plan in the affordable units (income restrictions may apply) features 2 bedrooms, including a master with a walk-in closet, convenient linen storage and 1 ½ baths. The homes are

located in two of Stapleton's newest neighborhoods, Conservatory Green and Willow Park East. All Central Park Rows include pre-wiring for solar as a standard. Adding solar is always optional. For more information about affordable homes built by New Town Builders, call 720,949.1696.

Income Qualification limits

Income guidelines for prospective buyers of affordable homes at Stapleton must have gross (before-tax) annual incomes at or below the following income levels:

1-person: \$44,750	2-person: \$51,150
3-person: \$57,550	4-person: \$63,900
5-person: \$69,050	6-person: \$74,150

AFFORDABLE RENTAL HOMES

For renters, Stapleton has several apartment communities that offer an affordable option in a variety of settings:

BLUFF LAKE APARTMENTS

Located in the Bluff Lake Neighborhood, these eco-friendly, affordable apartments developed by Mercy Housing Southwest are for families earning between 30 percent and 50 percent of the area median income. Bluff Lake Apartments offer 91 thoughtfully-planned apartment homes. Fifty percent of the apartments are dedicated to assisting families in transition as part of the Denver's Road Home initiative to end homelessness. Bluff Lake Apartments are convenient to employment, shopping services, and parks and recreation, all approximately 15 minutes from downtown Denver. The Sand Creek Regional Greenway and Bluff Lake with its system of trails are within walking distance.

CENTRAL PARK APARTMENTS

Located in Stapleton's South End Neighborhood, the Central Park apartments are a community of 18 units serving residents who earn 50 percent or below annual median income. The Central Park Apartments were developed by Northeast Denver Housing Center (NDHC), a nonprofit organization with nearly 25 years of affordable housing experience. NDHC's mission is to create sustainable, healthy housing opportunities for underserved households through outreach, education and housing development.

CLYBURN AT STAPLETON

Clyburn At Stapleton by TP Development is a senior affordable community conveniently located in the E. 29th Avenue Town Center. Clyburn features spacious 1 and 2 bedroom apartment homes, a business center/computer lab, onsite library, and community room. Clyburn residents enjoy group activities such as potlucks, game nights, and movies.

PARKSIDE APARTMENTS

The Parkside Apartments were developed by Mercy Housing Southwest in 2005. Parkside is comprised of 68 one, two and three bedroom apartments, a community room and computer technology program serving residents who earn between 30 and 60 percent of the area median

income. The Parkside Apartments are located on Greenway Park, which offers a picnic pavilion, a playground, a community garden and a network of trails for pedestrians and cyclists.

For more information about Stapleton's affordable housing please visit <http://www.stapletondenver.com/affordable-homes-at-stapleton/>

About Stapleton

Located on the site of Denver's former international airport, Stapleton is one of the largest urban redevelopments in the United States. The core objective of the community plan is to create a living example of progressive, sustainable neighborhood design. With a walkable mix of energy-efficient new homes, retail districts, schools, offices and an extensive network of parks and open spaces, Stapleton is not only leading the way environmentally but economically and socially, too. For more information, visit StapletonDenver.com. The community is being developed by Forest City Enterprises, Inc.

About Forest City

Forest City Enterprises, Inc. is an NYSE-listed national real estate company with \$10.3 billion in total assets. The company is principally engaged in the ownership, development, management and acquisition of commercial and residential real estate and land throughout the United States. For more information, visit www.forestcity.net.

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