



Cadence is the first new construction development to achieve Enterprise Green Communities Plus certification.



Cadence provides residents with access to walking paths and outdoor spaces, like these on-site community gardening beds.

2020 Green Communities Criteria Cadence in Fort Collins, Colorado

Enterprise Green Communities is the only national green building program designed specifically for and with the affordable housing sector. Green building practices lead to efficient, comfortable and resilient affordable homes, and promote equitable development by giving residents a voice in the design and development of their communities.

PROVIDING AFFORDABLE, EFFICIENT HOMES FOR SENIORS

- Developed by Volunteers of America with financing that included the Low-Income Housing Tax Credit with equity provided by Enterprise, Cadence features 55 affordable, accessible, and sustainable, apartments for individuals 55+ earning 20% to 80% of AMI.
- Over 25% of Larimer County, where Cadence is located, is expected to reach age 60 by 2025. Only 13% of respondents to the county's [Office on Aging Survey](#) reported adequate access to affordable housing.
- Cadence is the first new construction development to achieve Green Communities Plus Certification (in 2023) which includes certifying to the DOE's [Zero Energy Ready Homes Program](#), evidence that near net-zero and net-zero affordable housing can be built cost-effectively, normalizing innovative energy practices.

ACHIEVING ENTERPRISE GREEN COMMUNITIES PLUS CERTIFICATION

- Green Communities Plus certification positions Cadence for the eventual shift to all-electric systems and aligns with Colorado's goals to [cut greenhouse gas pollution in half by 2030](#).
- The airtight, well-insulated building envelope is particularly beneficial in Colorado's climate, significantly reducing energy consumption, lowering utility costs for senior residents, and ensuring their comfort.
- An airtight building envelope also provides protection against harmful outdoor pollutants, such as wildfires.



“We put the thought and care into making the design sustainable for the long-term to ensure that the property is an asset for the community for the foreseeable future.”

Brian Reilly,
Development Director, [Volunteers of America](#)

COMMUNITY INTEGRATION AND CONNECTIVITY

- Approximately 24% independently living seniors in the U.S. [are considered socially isolated](#). Cadence provides accessible outdoor spaces, such as biking and walking trails and an on-site community garden to promote social engagement and physical activity.
- Involving residents in decisions about the property and its maintenance, Cadence fosters belonging and inclusion, enabling residents to actively participate in their living environment and cultivate meaningful connections.
- Through amenities like on-site bike racks, interior bike storage, and a bike repair station, Cadence creates accessibility to transportation alternatives, promoting independence and connection to the surrounding community.

WELL-BEING THROUGH HEALING CENTERED DESIGN

- By certifying to the 2020 criteria, projects achieve dual certification to both Green Communities and [IWBI's WELL Building Standard](#), incorporating a framework for advancing health and well-being for residents. Read more from IWBI [here](#).
- Cadence cultivates well-being through key design elements like tall, operable casement windows that maximize access to daylight, which can help maintain healthy circadian rhythms.
- [Biophilic design](#) strategies are evident in the natural color palette and textures that provide a calm interior space.

- **Green Communities Points:** 71 (40 min required)
- **Project Type:** New Construction
- **Construction Cost:** \$19,000,000
- **Year Completed:** 2022
- **Size:** 55,620 SF
- **AMI:** 55 units including 18 units 0-30% AMI, 9 units 31-50% AMI, 28 units 51-80% AMI
- **Property Developer:** Brian Reilly, [Volunteers of America](#)
- **Architects:** [Shopworks Architecture](#)
- **Green Building Consultants:** [Group 14 Engineering](#)
- **Syndicator:** Volunteers of America, [Colorado Housing Finance Agency](#)

OPTIONAL [GREEN COMMUNITIES CRITERIA](#) ACHEIVED

1.7 Resilient Communities:
Strengthening Cultural
Resilience

4.2 Advanced Water
Conservation

2.4 Increased Compact
Development

5.2b Moving to Zero
Energy: Near Zero
Certification

2.7 Preservation of and
Access to Open Space

7.6 Smoke-Free Policy

2.9 Improving Connectivity
to the Community

7.13 Healing Centered
Design