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**THRIVE HOME BUILDERS INTRODUCES ELEMENTS COLLECTION:
A NEW, AFFORDABLE HOME SERIES IN STAPLETON DENVER**

165 New Affordable Townhomes to be Built in #1 Best-Selling Community in Colorado

(DENVER, CO) – March 10, 2016 – The lack of affordable housing in Denver continues to make headlines, and as home prices creep up many feel they may never be able to purchase a home of their own. [Thrive Home Builders](#) (formerly New Town Builders) and Forest City Stapleton are dedicated to improve this situation. Staying true to its newly-adopted namesake, Thrive Home Builders is introducing its new collection of affordable homes that start in the mid \$100K's, that will truly help people “thrive” through affordable homeownership.

Together with Forest City Stapleton, Thrive is introducing the Elements Collection—165 new income-qualified townhomes in Stapleton, the 4th best-selling master-planned community in the nation. With the launch of Elements Collection, the community will have three affordable homes sales programs running concurrently for the first time, and more than almost any other new community.

“Our vision for Thrive is to be a force for good in the community, and we fundamentally believe in the transformative power of homeownership and the stability that comes with owning a home,” said CEO of Thrive Home Builders, Gene Myers. “Our corporate mantra is to ‘always do the right thing,’ and as a local Denver builder, we’re placing our values ahead of profit to help address the needs of the community that we live and work in.”

Thrive has been one of [Stapleton Denver’s](#) most successful builders of market rate and affordable homes since it began its first development in Stapleton more than 13 years ago. The company’s expertise lies in building high-quality, energy efficient, and sustainable homes in Denver, which has generated ongoing demand for both its market-rate homes and mixed-income home collections in seven different Stapleton neighborhoods. Using the lessons they have learned from this breadth of experience, Thrive plans to introduce its third Income Qualified collection this month, which will be the largest release yet with an anticipated 165 homes coming available through 2019. These homes are available to [buyers who earn no more than 80 percent Average Median Income](#), an amount set by the U.S. Department of Housing and Urban Development each year.

“Thrive has had an incredible track record of success in Stapleton Denver and the introduction of the Elements Collection is perfectly timed for the greater needs of Metro Denver,” said Tom Gleason, VP of Public Relations for Forest City Stapleton. “We are fortunate to have a builder of such high quality housing as part of Stapleton’s affordable housing program.”

The Elements Collection will offer high-quality affordable townhomes in Stapleton's Conservatory Green, Willow Park East, and Wicker Park neighborhoods. Each home will have great proximity to shopping, dining and entertainment, as well as access to incredible schools, pools and the other amenities that foster a strong community and lifestyle for its residents. These homes will offer two and three-bedroom floorplans ranging between 1,213 and 1,330 square feet and have a starting price point of \$172,900. Each home will offer the comfort and energy efficiency that Thrive is known for, including their trademark double 2x4 walls and the potential for solar panels and zero energy ready features.

"The only reason the Elements Collection is even a possibility is thanks to Forest City Stapleton's gap financing and their unwavering commitment over the years to providing affordable homes in this highly desirable community," said Myers. "Building affordable homes is not easy. It is both expensive and highly complicated, and Forest City has subsidized each and every affordable home at Stapleton, whether it is through donated land, cash subsidies, or both. Over the years, this equates to 300 homes purchased by buyers who qualified for Stapleton's affordable home ownership program."

About Stapleton's Affordable Housing Program

Stapleton's affordable housing program has homeownership opportunities for moderate income levels (80% or below area median income) and rental homes for lower incomes (60% or below area median income), providing a broad range of opportunities to afford a home at Stapleton. Maximum income figures are subject to change based on U.S. Department of Housing & Urban Development annual updates.

About Thrive Home Builders

Thrive Home Builders is an award-winning, Colorado-based homebuilder and a leader in the design and construction of energy-efficient homes since 1993. Thrive was Colorado's first production builder to equip homes with solar panels as a standard feature, and the first and only production builder in Colorado to build an entire series of homes with standard zero energy.

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. The community is being developed by Forest City Realty Trust, Inc.

Forest City Realty Trust, Inc. is an NYSE-listed national real estate company with \$10.0 billion in consolidated assets. The company is principally engaged in the ownership, development, management and acquisition of commercial and residential real estate throughout the United States. For more information, visit www.forestcity.net.

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