

City of Fountain Sustainable Landscape Incentive Program

Incentives for HOAs and
Multifamily Communities



Program Requirements








The City of Fountain is now offering financial support to HOAs and multifamily communities that replace high-water-use turfgrass with low-water, climate-appropriate landscaping. This type of landscaping is drought-resilient, attractive, and helps conserve water while maintaining vibrant and functional community spaces.

Participants can **receive up to \$18,000** through a 60/40 cost-share with the City for eligible project expenses. Funds are limited and available on a first-come, first-served basis. Priority is given to affordable housing providers with 501(c)(3) status or the Fountain Housing Authority, who may qualify for a 50/50 cost-share.

Why Replace Turfgrass?

Benefits for HOAs and Multifamily Properties

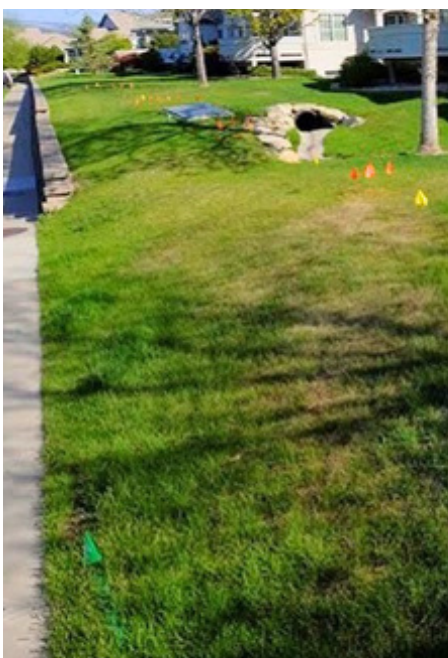
In Fountain, **nearly 40% of total water use occurs outdoors**—much of it used to maintain areas of high-water-use, non-functional turfgrass. Replacing turf with waterwise landscaping offers a range of benefits for your community, including:

-  **Water savings** – Reduce outdoor water use by up to 50%
-  **Cost savings** – Lower irrigation costs and reduce mowing/fertilizer needs
-  **Curb appeal** – Improve aesthetics and increase property values
-  **Pollinator habitat** – Support biodiversity and attract beneficial species
-  **Healthy soils** – Reduce runoff and improve infiltration
-  **Wildfire mitigation** – Use fire-resilient trees, compact shrubs, and native plants
-  **Community well-being** – Green spaces support mental and physical health



“Well-designed, installed, and maintained waterwise landscapes can increase property values by up to 15%.” – City of Greeley, CO

“91% of homeowners who converted their turf to a waterwise landscape reported being satisfied or very satisfied.” – Alliance for Water Efficiency Survey



Before



After

There are many landscaping options HOAs and multifamily properties can choose from when replacing turfgrass with waterwise landscaping. These before-and-after photos from the Fairway Ridge HOA's 2019 turf conversion project showcase just one example of a successful transformation.

Fairway Ridge HOA project converting unhealthy turfgrass to low water plant beds, Loveland Colorado.

Photo Credit: Fairway Ridge HOA

Is This Program Right for Your Property?

Your property is a good fit if:

- ✓ You manage an HOA, multifamily housing complex, or other commercial/institutional property
- ✓ You have at least 3,000 square feet of healthy, irrigated turf
- ✓ You are a City of Fountain commercial water customer in good standing
- ✓ You can hire a qualified contractor for the design and installation
- ✓ You are committed to maintaining the new landscaping for at least 5 years

What are the Requirements?

Eligible projects must:

- Remove at least 3,000 square feet of living, high-water-use turfgrass
- Replant with low- or no-water-use plants, appropriate for the Fountain climate
- Include at least 50% living plant material coverage at maturity
- Retrofit or install a functional irrigation system (drip preferred)
- Be completed by a qualified contractor (DIY is not eligible)

The City of Fountain will not reimburse expenses for:

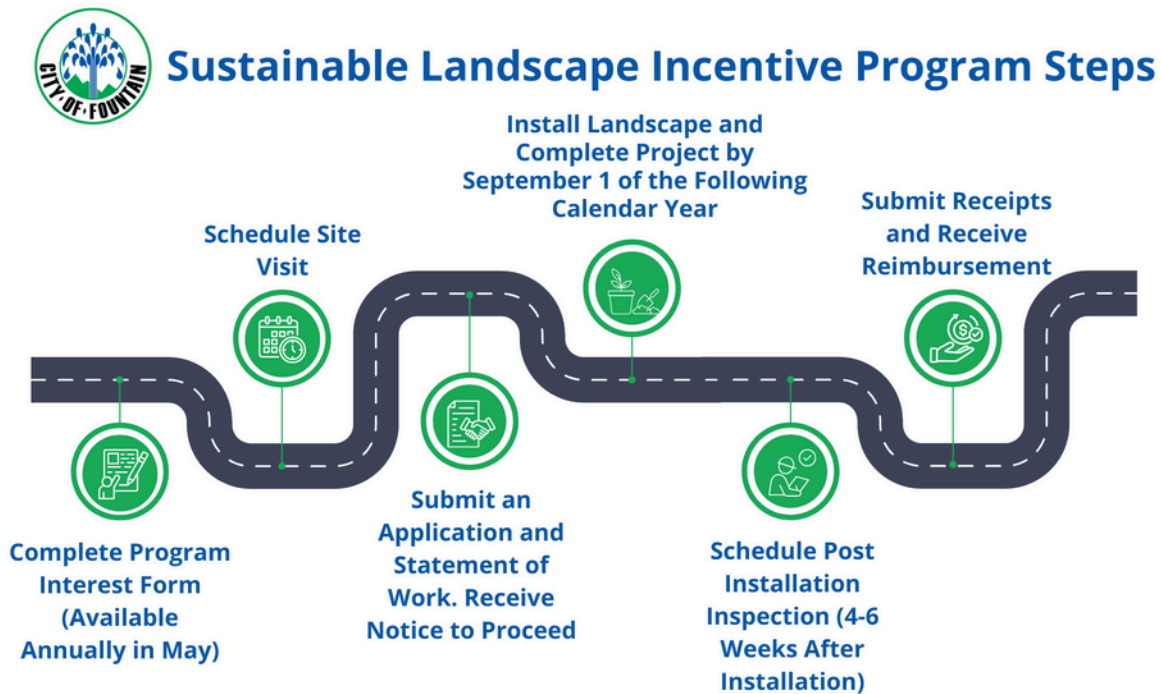
- Artificial turf or plants
- Concrete, patios, or decking
- Vegetable gardens
- Water features
- Invasive species

All project work must be approved before installation. Work cannot begin until a Notice to Proceed is issued.

How to Replace Your Turfgrass

Ready to lower your water bill and maintenance costs, increase pollinator habitat, and help the City of Fountain conserve water? Follow the steps below to apply for the Sustainable Landscape Incentive Program.

Program Timeline



How to Apply

1. Submit Program Interest Form

- City staff will review your project and reach out to schedule a site visit.

2. Schedule an Initial Site Visit

- City staff will take photos, verify eligibility, and discuss project goals

3. Submit Application & Statement of Work

- Include:
 - Landscape/irrigation design
 - Project scope and timeline
 - Contractor information
 - Budget and receipts
 - 5-year maintenance plan
 - Required permits or documentation

4. Wait for Notice to Proceed

- Installation cannot begin until this is received.

5. Install Landscape & Final Site Visit

- Installation must be completed by September 1, followed by a post-installation inspection.

6. Submit Receipts & Receive Reimbursement

- Approved participants will receive up to 40% of eligible project costs (or 50% for affordable housing), up to \$18,000.

Frequently Asked Questions

Can we use our HOA landscaper?

Yes, as long as they are a qualified professional with relevant credentials. DIY projects are not eligible.

What if we already started the project?

Unfortunately, projects started before approval are ineligible.



What plants can we use?

Plants must be low or no water and suited for the Fountain climate. Native species are encouraged. Fountain's [Plant Guide](#) is a helpful resource.

Is artificial turf eligible?

No. Artificial turf, hardscape, water features, and certain other materials are ineligible.

What's the reimbursement process?

After final inspection and receipt verification, reimbursement checks are issued in 6–8 weeks.



Have Questions? Ready to Get Started?

Visit [City of Fountain Utilities website](#) to learn more or email us at conservation@fountainutilities.org to start the application process.

