

Wapiti Commons Net-Zero Community: Rifle, CO AGNC



Habitat
for Humanity®
Roaring Fork Valley

Building HOMES
Building HOPE
Building COMMUNITY

Our team

Gail Schwartz, President

Kristen Wilmes, Executive Director

Trent Marshall, Project Manager

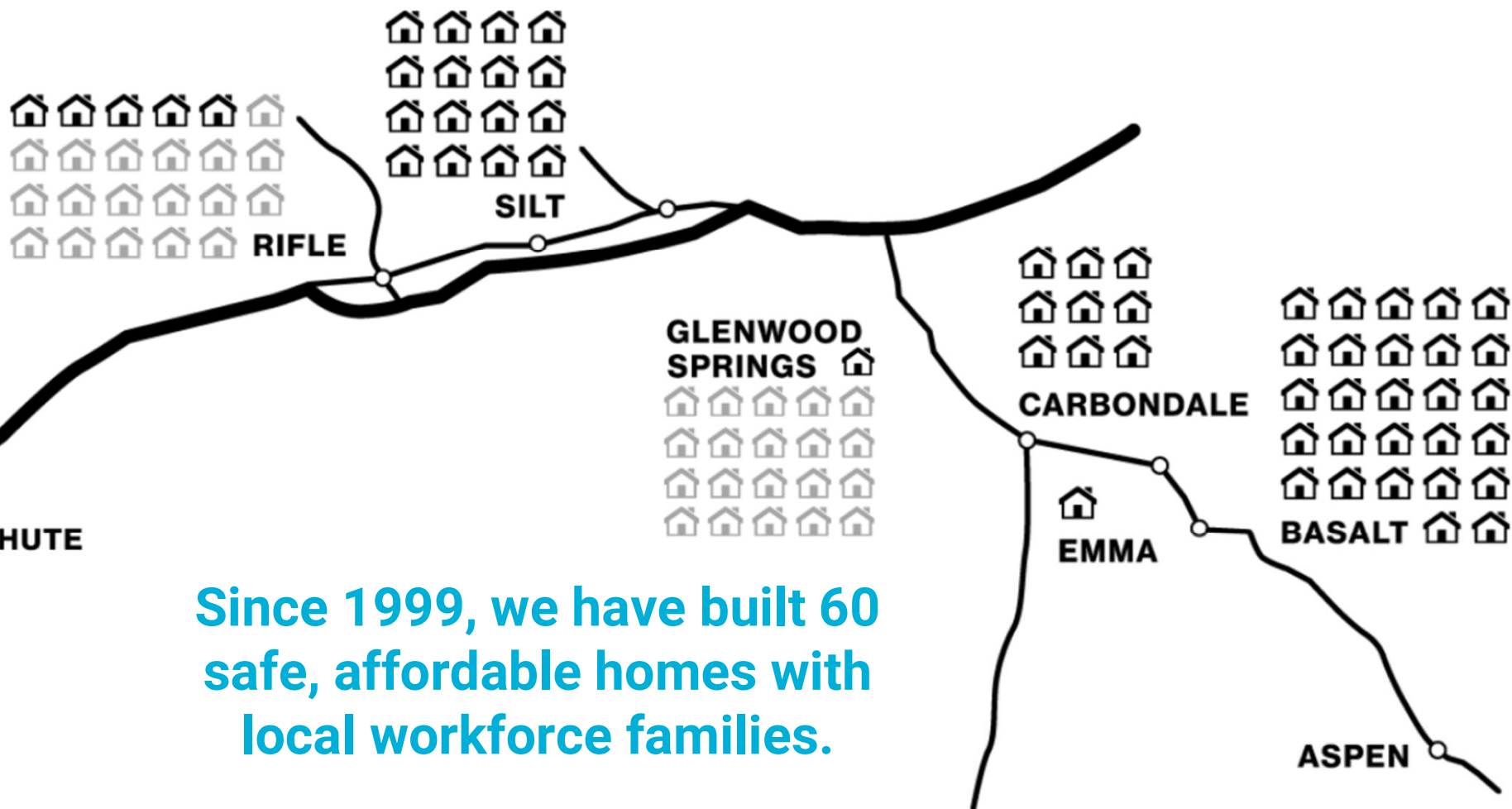
Rick Farr, Site Supervisor

Carolyn Meadowcroft, Director of
Family Services and Comm. Outreach

Alex Yajko, Major Gifts Officer

Jon Fox-Rubin, Development
Consultant





Since 1999, we have built 60 safe, affordable homes with local workforce families.

Wapiti Commons, South Rifle

- 10 Family Townhomes
 - Starting at \$285,000
 - Approximately 1,706 SF including garage
- 2 Family Condos
 - Starting at \$250,000
 - Approximately 1,152 SF
- 8 Older Adult Condos
 - Starting at \$185,000
 - Approximately 1,152 SF including garage



Construction Process

- Ability to build at \$250 sq/ft
 - Volunteer labor, discounted products, labor costs, partnerships, donated land



- Panelized Off Site Construction
- Net-Zero Energy Goals
- Construction Schedule
 - Groundbreaking Celebration - March 2022
 - Groundbreaking - June 2022
 - Completion:
 - Townhomes - January 2023
 - Condominium - August 2023

Simple Homes

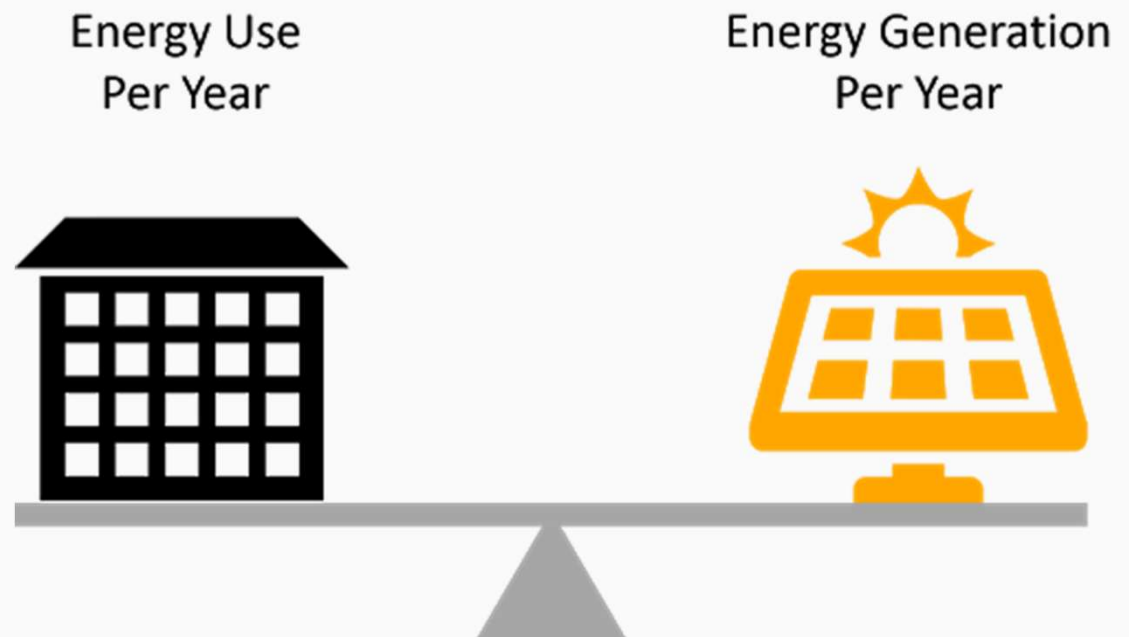
Denver, CO

- Up to 75% reduction in Framing time vs. traditional stick framing
- Simple Home method takes 3-6 days to be weather tight and rough in ready
- Substantially less waste in time AND material



Factors to consider

- **All electric**
 - \$28,000 saved on infrastructure by not installing gas
- **Building Envelope**
- **Appliances**
- **HVAC system**
- **Water heating**
- **Lighting**
- **Solar Generation**



HVAC



- Mini Split System
- Carrier 38MGRQ48E-3 Heat Pump
- Ductless units in each room
- Move heat from one place to another using electricity
- Uses up to 50% less energy
- System cost ~\$25,000

Insulation

Ceiling

R-49 Loose Fill Fiberglass Insulation

- Rim Joists & Sills: R-29 Hybrid with R-10 foam
- Foam all penetrations, doors, windows
- Air seal and caulk all gaps and stud packs

Exterior Walls and Garage

- R-23 blown in blanket insulation
- R-5 exterior blue board

Midfloor Joists and Interior Walls

- R-19 batt insulation



Solar



- 11.85 kW solar array
- 48 kWh battery backup total
- System size based on home's load calculations from electrician
- Holy Cross Energy donated monitoring and batteries
- System cost \$19,500 per home (2 bedroom)

Wapiti Cost Burden Analysis

Home Size	Wapiti Monthly Mortgage + HOA*	Rifle Market Monthly Rent 3/23/2022	Glenwood Monthly Rent 3/23/2022
1 bedroom-condo \$185,000	\$953 + \$150 \$1,103 Total	\$752-\$1,150 Range (1 bed, 1 bath apartment)	\$1,724-\$2,629 (1 bed, 1 bath)
3 bedroom- condo \$250,000	\$1,270 + \$175 \$1,445 Total	\$1,600 (3 bed, 2 bath rural house)	\$3,315 (3 bed, 2 bath)
)3 bedroom- townhome \$285,000	\$1,438 + \$200 \$1,640 Total	\$2,400 (4 bed, 2 bath)	\$2,800 (3 bed, 2 bath)

- *USDA Direct loan, 0% down, 33 year term, 3.75% PITI.
- *HOA \$150-\$175-\$200 adjusted for home size - Based on recommendation from local realtor
- Source: <https://bing.com/search?q=rentals+in+rifle> - Limited Inventory
- Source: <https://bing.com/maps?q=rentals+in+glenwoodsprings>
- Source: <https://www.apartments.com/glenwood-springs-co/>



Housing Our Workforce at Wapiti Commons

First Ten Families Careers:

- City of Rifle/Grand River
- ANB Bank
- School/Coffee shop
- Journey Home
- Reeves Electric
- Garfield County
- Family Visitor
- Mind Springs
- Library



Resident/Family Selection

- **Basic Criteria**

- Need
- Ability to pay
- Live or work for at least a year in Rifle
- Willingness to partner
- Legal residency

Geographic requirements and AMI can be tailored to the development.

- **Application process**

- 6-8 weeks
- Credit/Background Checks
- Family Selection Committee
- Home visits
- Board approval
- Complete process est. 4 months



Sweat Equity

- Actively participate in the building process of your home
 - Work alongside HFH Buildteam, volunteers, and donors
- 250 hours per adult
 - 100 hours can be donated by friends/family
- Must be completed prior to purchasing home
- Homeowners will volunteer at the ReStore and get to know the staff



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Deed restriction

- **Historical**
 - Live or work within the HFH RFV service area (Aspen-Parachute)
 - 3% appreciation
 - Owner occupied primary residence
- **Management**
 - Habitat management
 - Assignment at Habitat election
- **Limited turnover of Habitat owned properties**





2021 Impact Study

Thank you to our title sponsor:



WHATEVER IT TAKES.

www.BryantColorado.com

95%

of Habitat homeowners reported they could not have owned a home without help from Habitat.



Homeownership is Transformational



98%

observed a stable or positive impact on their children's performance in school since moving into their Habitat home.



91% of Habitat

homeowners experienced better mental health for themselves since moving into their Habitat home.

90% of Habitat homeowners observed improvements in their family's health since moving into their Habitat home.

92%

of homeowners reported that Habitat homeownership improved their household's quality of life.



Family & Community Benefits Through Deed Restricted Homeownership

- Financial Stability and Wealth Building
- Financial Literacy and Education
- Improved Family Health
- Improved Educational Outcomes
- Positive Environmental/Energy Impact
- Enhanced Civic and Social Engagement
- Economic Benefit to Local Community



Economic Impact on Local Communities Through Deed Restricted Homeownership

- New construction contributes directly and indirectly to the local economy through wages, suppliers and subcontractors \$98M
- Increases family discretionary funds going to the local economy
- Retention of local workforce
- Supports local economies by enabling workers to live in communities
- Multiplier effect on local economy

**Thank you!
Questions?**



Gail Schwartz

President

(970) 309-1411

GailS@HabitatRoaringFork.org

Carolyn Meadowcroft

Family Services Director

(970) 379-4880

CarolynM@HabitatRoaringFork.org

Alex Yajko

Major Gifts Officer

(970) 379-7687

eayajko@gmail.com