



ASSOCIATED GOVERNMENTS  
OF NORTHWEST COLORADO

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# Habitat for Humanity of the Roaring Fork Valley

**August 16th, 2023**

Gail Schwartz, President

Alex Yajko, Major Gifts Officer



**Habitat**  
for Humanity®  
Roaring Fork Valley

**Building HOMES**  
**Building HOPE**  
**Building COMMUNITY**



## Our Regional Housing Crisis:

**~ 6,000 homes needed to adequately house the regional workforce**

**~ 6,000 Units:** would benefit workers who are underhoused, cost-burdened (40%), traveling excessive distances, and does not accommodate new employees needed to fill current positions to sustain our economy.

**Social Costs** of a workforce that does not live in the community where they work: transience, family disruption, lack of commitment, destabilized economies and institutions, retirement trends

**45%** of the public and private employers in the RFV are understaffed. Local economy has expanded post COVID

**Impacts of COVID 2020-2021:** rents increased 42%, local home sales to out-of-state buyers +80%, home prices increased 42-71%, mortgage rates up +100%, but wages are lagging increasing 16-34%, . (WMR Housing Coalition)

**The problem: LACK OF INVENTORY**

**The solution: BUILD MORE AFFORDABLE HOMES**

# Habitat for Humanity's Exponential Growth in Building Homes

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**8 Homes 2000-2009**



**25 Homes 2010-2019**



**27 Basalt Vista Net-Zero Homes 2019-22**



**38 Homes Under Construction**



**100 More to come**

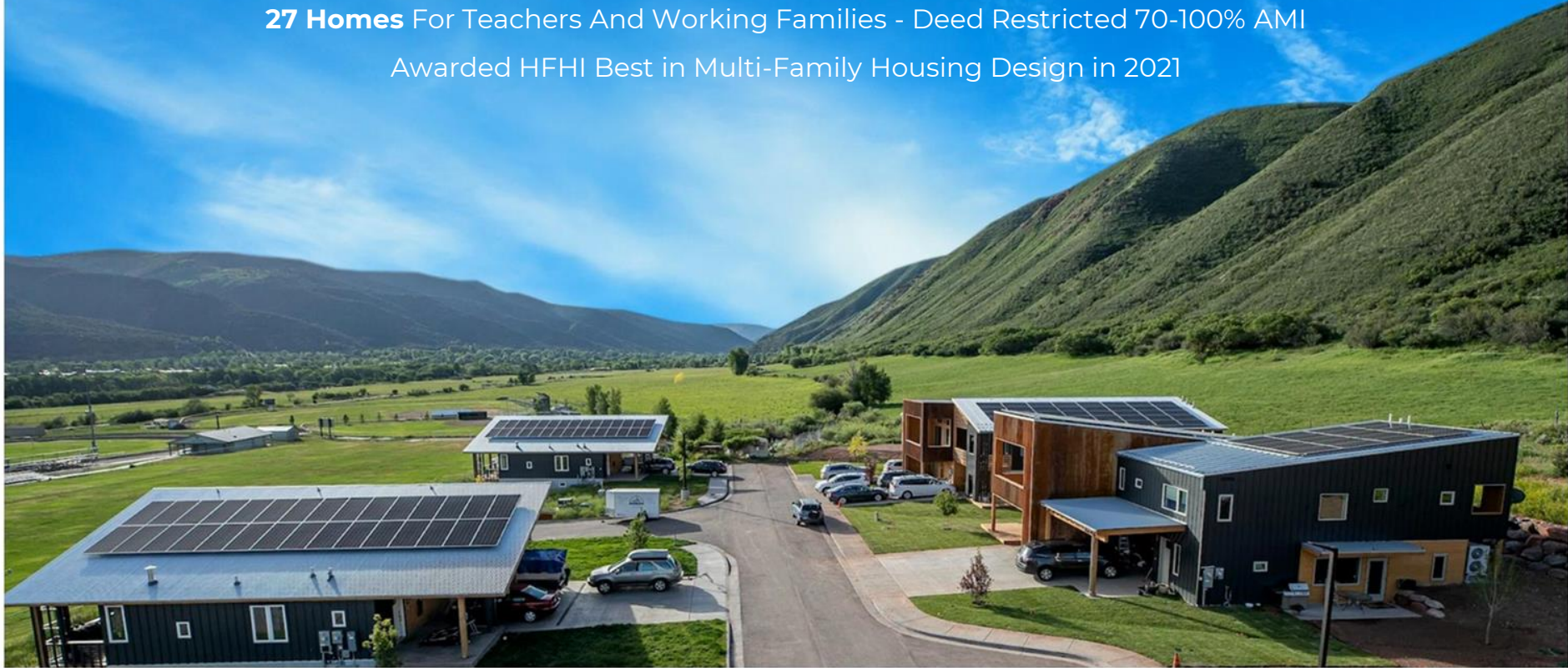
# Habitat For Humanity Roaring Fork Valley Communities



# BASALT VISTA AFFORDABLE NET ZERO TOWNHOMES

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**27 Homes** For Teachers And Working Families - Deed Restricted 70-100% AMI  
Awarded HFHI Best in Multi-Family Housing Design in 2021



# WAPITI COMMONS - RIFLE COLORADO

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**12 Homes** For Working Families

**8 ADA Accessible Homes** For Older Adults

Net Zero, Affordable, Deed Restricted At 80% AMI

Enterprise Zone Designation



# THE CONFLUENCE 8TH & MIDLAND GLENWOOD SPRINGS

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**8 Net Zero Condominiums** For Working Families - 80% AMI  
Enterprise Zone Pending



# Family & Community Benefits

## Through 80% AMI Deed Restricted Net-Zero Homeownership

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- 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

# Our PROUD Homeowners



## HFH RFV Proven Track Record

Revenue & Support



HFH RFV established 1999- **23 years building** affordable homes with local families

ReStore sales of nearly \$3.6M annually **covering 100% of the operating, administrative costs and overhead for our affiliate**

### USDA financing:

\$6.8 million ReStore building loan (90%)

Packaged \$7.8 M in Section 502 Direct mortgages for homebuyers



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**Habitat for Humanity's Economic Engine**  
**The ReStore of the Roaring Fork Valley - 40,000 Sq feet**  
**Supporting 30 employees and their families**  
**Repurposes 3,000 tons of home goods of per year**



# How to Address The Housing Crisis: Net Zero Modular Plant with Work Force Training

## The Building Technology of The Future

### The Facility:

- Currently underway are factory designs with leading modular consulting firm, Waypaver
- State of the Art **55,000** SF facility for climate controlled production
- Workforce Training for up to 50 students annually with partners, the EPIC program at CR-BOCES, Colorado Mountain College and others.
- Advanced Manufacturing production using latest technology
- Total cost estimate \$12 million dollars
- Production target of 100 homes annually



# How to Address the Housing Crisis:

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## Net Zero Energy Modular Housing Production and Education Center

The Building the Workforce of The Future

### Habitat Goals:

- *Increasing our pace of community development* - goal of building 30-40 homes annually for our regional workforce
- *Workforce training as a key pillar* - developing the workforce of tomorrow with skills in construction, machining, advanced manufacturing and more
- *Climate Benefits* - the facility is being designed as a net zero factory producing net zero homes; reduce construction waste, reduce transportation
- *Reduce financial burden of development* - currently Habitat fundraises \$125,000+ per home to close the gap between cost of construction and our affordable pricing at 80% area median income
- *Impact the housing crisis*, create workforce stability, support local institutions & businesses and attract industry to the Colorado River Valley

# Facility Location - Heart of the Westslope Rifle Energy Innovation Center Enterprise Zone Designation

## Parcel

10 acres within City of Rifle Energy Innovation Center

50 year renewable lease at \$1/acre annually from the City of Rifle

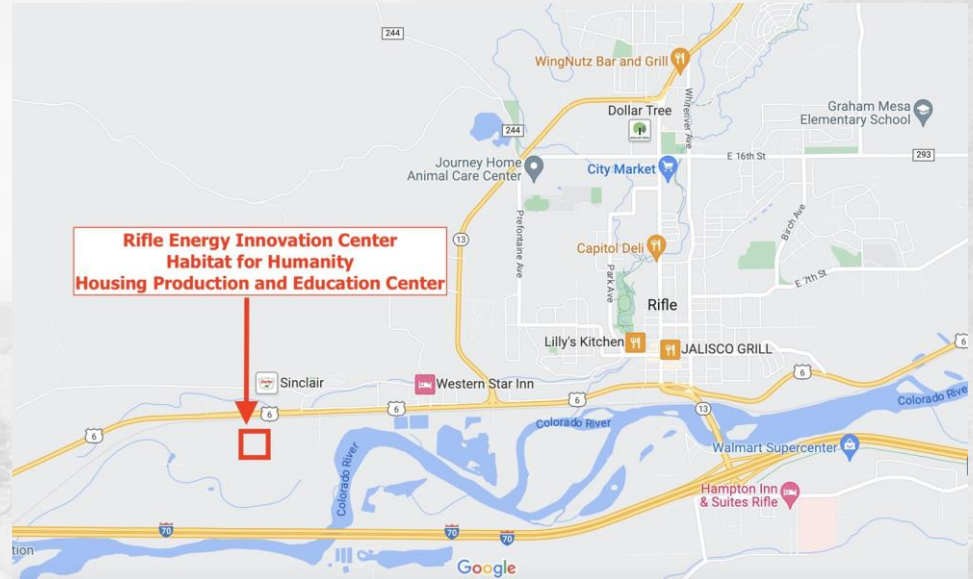
## Timeframe

**Q1 2023** - Due Diligence/Partnership Development

**Q2-Q3 2023** - Land Lease/ Financing Development/Planning

**Q3-Q1 2023-2024** - Project Planning & Development

**Q2-Q3 2024** - Facility Construction



# Return on Investment: Enterprise Zone Tax Incentives

- **For Monetary contributions over \$250**
- **Eligible for a 25% credit on Colorado state income tax return.**
- **Stock gifts and in-kind contributions are eligible for a 12.5% tax credit.**
- **Donations used as a charitable deduction on federal return.**
- **CO Tax credits can be beneficial even if donors do not itemize.**
- **Both individuals and corporate donors can benefit up to \$100,000 from this tax credit program.**



# The People Behind the Mission:

HFH Team  
Partners  
Volunteers  
Donors  
Students



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# THANK YOU!

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