Habitat for Humanity Vail Valley provides a path for a better life through safe and affordable homes. Habitat homeowners strengthen the fabric of our community. Children who have a safe home have fewer physical and behavioral health problems. Owning a home is the greatest single source of intergenerational wealth building.

Habitat homeowners are educators, law enforcement officers, tradespeople, healthcare, grocery store and resort employees who make Eagle County a vibrant place to live. However, homeownership is less attainable in 2022 than it was in 2019. COVID-19 exacerbated the problem: In communities where workforce housing was already scarce, the influx of remote workers pushed homeownership further out of reach of our local workforce, decimating available stock.

$1,249
average weekly wage in Eagle County in 2022

$2.2M
average home sale price in Eagle County in 2022

x2
Average single-family home prices in most Colorado resort counties have doubled since 2015

5,900
estimated shortfall of affordable housing units in Eagle County

“It’s a life changer. It’s security, I don’t have to worry about roommates anymore. It’s amazing. I am so grateful for this opportunity that helps us.”

-ELVIA GONZALEZ, HABITAT HOMEOWNER
In 1994 a group of Eagle County residents saw the need for decent affordable housing. In 1995, Habitat for Humanity of Eagle and Lake Counties was founded.

Even then land in Eagle County was hard to come by for affordable housing. In 1996, with the help of an architect on the newly formed board, Habitat for Humanity Vail Valley built its first house. Nearly 30 years later, the need for affordable homes is greater than ever.

In 2021, Habitat Vail Valley broke ground on our 100th home for hardworking locals and the goal remains the same from our founding: building strength, stability and self-reliance through home.
Third Street in Eagle
16 homes

In this modular housing pilot program 75% of the development is dedicated to Eagle County School District employees earning between 80-100% AMI.

This partnership between Habitat for Humanity Vail Valley and Eagle County School District is expected to retain quality teachers.
THE TIME IS NOW.
Between 2022 and 2024, with your support, we will double our home-building efforts, provide services for and connect with more families than ever as we build a stronger community.

Families
Double the number of families through 46 homeownership opportunities, while helping 300 families on their path to housing stability.

Homes
Build 40 new homes and recycle six, doubling our three-year impact.

Volunteers & Staff
Grow and strengthen volunteer and staff opportunities to support our increase in capacity.

Advocacy & Awareness
Influence housing solutions through participation at local, state and national levels.

ReStore
Leverage our new location to increase our donor and shopper base, doubling sales to build more homes.

Land
Build partnerships for one incremental project, sustaining our aspirational home-building plan.

Goal
$18m comprehensive campaign to fund these efforts
We rely on our expertise and experience to build homes and price them affordably. This is how:

**YOUR DONATION**

We leverage:

- **Partnerships**
- **Volunteer Labor**
- **Discounted & Donated Materials & Labor**

**$140 PER SQ. FT.**

Habitat For Humanity Vail Valley

**$280 PER SQ. FT.**

Market Value

**$1.00 = $2.00**

Donor Return on Investment

*Grace Avenue actual construction costs  
*Appraisal value Q1 2022
Habitat for Humanity Vail Valley built 40 homes in the Stratton Flats neighborhood in Gypsum from 2012 to 2019. In 2021, Habitat Vail Valley broke ground on eight homes, partnering to build the 100th home for Eagle County families. In time for the holidays, eight families moved into their new homes. Currently, there are 28 sites in inventory. Upon completion there will be 76 Habitat homes in Stratton Flats.
Children who have a safe and stable home have less psychological stress and more self-assured parents. Strong and secure homes contribute to strong and secure families.

Poor housing quality—including dilapidated conditions, home hazards and crowding—were associated with worse psychological health and feelings of helplessness. Children’s poor mental health manifests through behavior issues. A safe and affordable home helps alleviate this burden.

"During home visits we see the stress on families of having multiple roommates with kids; kids unable to have friends over and not having safe access for a place to play. It contributes to poor mental health.” —BEATRIZ BUSTAMANTE, FAMILY SERVICES COORDINATOR

Children who have lived in temporary homes for more than a year are 3 times as likely to experience depression, anxiety and other mental health problems.

Nearly 1 in 3 adults report suffering from stress and depression due to concerns about their housing costs.

91% of Habitat homeowners experienced improved mental health.

“How Housing Matters, Habitat for Humanity homeowner survey
You don’t realize what students are going through—things I never thought kids that age would be going through. It’s so hard to comprehend they are dealing with all this and still trying to go to school and get homework done,” shares Tanya Solis, a new Habitat homeowner, Battle Mountain High School (BMHS) counselor and full-time student working towards her Masters of Social Work (MSW).

Tanya is a lifelong local who is helping build her home while making life better for the younger generation. She started her newly created job at BMHS in the 2021-22 school year to connect English Language Learners and their families with school programs.

The need for a safe home underscores the work Tanya does. She’s a compassionate mother, has a strong support system and is tight with her mother and sister. But she sees firsthand just how challenged kids are who have to grow up too fast. Some young people simply didn’t have families or supports in place—until they met Tanya. She’s helping kids get caught up, adjusting schedules and advocating so they too have a chance to soar.

Tanya connects families with the myriad of services in Eagle County and is a trusted counselor for social emotional learning.

“Students know they can come and talk to me,” Tanya says.

Soon she’ll add equity coordinator at BMHS and the Hope Center to her growing resume. As part of her MSW, she will intern at the school-based Hope Center, allowing for additional connections and behavioral health supports.

Tanya’s Habitat home will allow her to continue to thrive near her family and provide support and stability for future generations.
Housing + Stability

Homeownership plays a vital role in helping build strong, stable communities. People who have a safe and affordable home are more engaged in their communities, move less frequently and have more time to volunteer. A Habitat home with an affordable mortgage gives financial freedom to families and helps build intergenerational wealth. No longer consumed with working two or three jobs, families have time to spend together, helping create a better community for all.

- Owning a home increases the number of hours volunteered.
- U.S. homeowners have an average net wealth that is 400% higher than that of renters.
- Homeowners are more likely to vote in local elections than renters.
- Homeowners are 1.3 times more likely to become involved in a neighborhood group and to join a civic association than renters.

*National Association of Realtors, Habitat for Humanity International, ApartmentList
Housing + Stability

If anyone knows that a home is transformational, it’s Andrea Bryzicki. She was living on the precipice of stability, raising her two children in an RV without running water, unsure if she would have to move again. Then she became a Habitat for Humanity Vail Valley homeowner. As a homeowner, she no longer worries that she will have to move her family away from a place they love.

“My home allowed me to become a single mom, stay on my own and take care of my kids in a very safe place,” she says. “It’s life changing.”

Having a safe and stable home allows Andrea to flourish. The home gave her the hope and the ability to leave behind a fraught domestic situation. As her confidence grew, she took advantage of every learning opportunity offered from Early Head Start classes for her children to homebuying workshops to counseling sessions. Her desire to provide a better life for her children, set herself and her family up for success.

As she settled into her home, Andrea continued her education, working towards her Early Childhood Director’s license while working full time in the Eagle County School District.

“If your basic needs are met you can be a functioning part of society and give back so much more,” Andrea says.

Stability isn’t only having a safe place to live—it brings peace of mind that is out of reach when living paycheck to paycheck, in an uncertain living environment. Habitat’s 0% interest mortgage is no more than 30% of Andrea’s income, freeing up money for other bills and necessities. The family thrives in their safe home, a playground nearby and the comradery of community.
Since 1995 families and children in Habitat for Humanity Vail Valley homes have soared academically. Children who have a safe and stable home do better in school with fewer absences.

Children from low-income households living in concentrated poverty are more developmentally harmed by poor housing quality than by housing instability, unaffordability or other housing factors.

Homeowners have a significant effect on their children’s success. More teenage students from home-owning parents choose to stay in school compared to those in renter households.

**BY THE NUMBERS:**

- **33%** of Habitat children are first generation college students
- **22** Habitat homeowners have furthered their education
- **71%** of Habitat homeowners believe their children will go onto higher education
- **98%** of Habitat homeowners saw a positive impact on their children’s school performance
- **A+** more than half of Habitat homeowners said their children’s grades improved after moving into their home

*Based on Habitat for Humanity homeowner surveys*
Magdalena Lopez has educated hundreds, if not thousands, of preschoolers since 2011 when she started working on the Magic Bus, a mobile preschool. She’s also a mobilizer—the one in the community who others go to for information on everything from swim lessons to English classes.

Magdalena bustles around the Magic Bus, helping one child with numbers, comforting another who feels shy, organizing the next lesson plan. She switches seamlessly between English and Spanish, stern and loving—a beacon of calm for the kids she sees two times per week throughout the year.

Magdalena and her husband Pedro are parents to three young women. When they moved into their Habitat home in 2009, their lives changed for the better. The home provided stability. Prior, they had moved three times in quick succession. As soon as they moved in, she felt connected to her community, involved and ready to take on more.

She worked in her youngest daughter’s kindergarten classroom when the teacher, a mentor, encouraged her to look forward. The future for the Lopezes was—and is—bright: Education is the starting point. After her stint at Edwards Elementary she moved on to teach at the Magic Bus.

She encourages the preschoolers and their parents to test themselves. “You know when a mom is working with the kids—they know their first and last names, all the colors, they count to 100, they’re doing addition. It’s impressive how they start growing and growing.”

As she encourages the younger generation, she pushes herself. Magdalena is working towards her associate’s degree in Early Childhood Education. When asked, Magdalena is quick to say that she would not have accomplished all she has without the one thing we all need: Home.
A safe home is imperative for a healthy life. Families spend 60% of their time at home. Young children spend even more time at home and are especially vulnerable to unhealthy spaces, which can lead to an increase in health problems. Crowded homes have been linked with physical illness and psychological distress. A safe home builds the foundation for a strong and healthy future.

Those living in a healthy, affordable home are able to spend substantially more on nutritious food and preventative healthcare. As a matter of fact, 90% of Habitat homeowners noted improvements in their family’s health since moving into their Habitat home.

“A safe, decent, affordable home is like a vaccine—it literally keeps children healthy,” —DR. MEGAN SANDEL, ASSOCIATE PROFESSOR OF PEDIATRICS & ASSOCIATE PROFESSOR OF ENVIRONMENTAL HEALTH, BOSTON UNIVERSITY

*Health Affairs, Robert Wood Johnson Foundation
Modesta Serna is the picture of health—the fit, hardworking mother of three menu plans, exercises and takes regular walks around her Stratton Flats neighborhood. She’s quick to say that it wasn’t always this way and shares her safe, stable Habitat home was a catalyst for change.

A few years ago, Modesta was overweight, lacked energy and confidence. She was under enormous stress and was living in an overcrowded situation. After helping build her home—working more than 250 ‘sweat equity’ hours—a switch flipped. Her stress decreased and she focused on getting healthier.

“When I started with Habitat, I was overweight. I didn’t have confidence, I couldn’t keep on a diet, maybe it was not believing in myself,” Modesta shares. “Getting the home made me realize I did all this (building a home), I thought, ‘Why can’t I do more?’ With the help of my kids, I did.”

Getting healthy was a family affair: They started working out together. Modesta’s older daughter started cooking for the younger. And they began eating better—it was easy to cook healthier meals in their new kitchen.

The Habitat home let her stay in Eagle County, where she grew up; where her mother and grandmother still live. It helped in all aspects of Modesta’s life.

“I didn’t realize how tired I was, my body never hurt even as big as I was. I was able to stand on my feet all day able at work, when I got home I would sit on the couch. Now I don’t care about the TV, I have the energy to keep going and be with my kids. I want to inspire my kids too: If they put their mind to something, they can do it.”
How You Can Help

- Monetary Donations
- Gifts of Real Estate and Property
- Gifts of Stock and Donor Advised Funds
- ReStore Donations

- Planned Giving
- In-kind Donations
- Volunteer
- Donate Today
Since 2005, the proceeds from Habitat ReStore Vail Valley have helped fund building affordable homes in Eagle County. The new ReStore location in Gypsum represents partnerships in progress, by the community and for the community. The expanded retail space offers an elevated shopping experience. Every donation and every purchase create the opportunity for a better life.

5,452 tons of usable materials have been kept out of the landfill since the first Home Outlet opened in 2005.

$156,605 saved in labor thanks to volunteers at the ReStore.

$1.3M+ net proceeds from the Habitat ReStore.

$8.8M+ gross proceeds from the Habitat ReStore.
Habitat for Humanity Vail Valley expanded its Family Services department in early 2021 to connect families with wrap-around support services. Building Futures helps connect any and all families—not just Habitat families—with local services, setting them up for long-term success by giving them tools and knowledge.

Homeowners partner with Habitat: Each adult volunteers 250 hours to build their home. In addition, every homeowner participates in comprehensive homebuyer and financial literacy workshops that are customized for our unique community. To ensure every family is set up for success, we meet them where they are and help them on their path to stability.
Building Futures is an innovate program designed to help community members connect with resources beyond just housing.

It is community informed and was born out of the realization that families seeking housing assistance often have a host of needs for other basic services, such as food security, debt consolidation / financing, behavioral health services and immigration support. If these needs are addressed and systemic inequities are decreased, families are more likely to thrive and are able to give back to their community.

The goals are increased access to community resources, growth in personal finance and education and ultimately supporting families and community member in achieving their goals. This comprehensive and collaborative program offers supports that extend beyond Habitat’s historic services and curriculum.

14

educational workshops
held with new homeowners annually

148

families supported with community services 2021-22

67

area nonprofit partners

36

bridges created for families
On November 22, 2021, Maria and her family of six woke in the middle of the night as a fire raged in the two stories above their Avon rental apartment, where they lived for 15 years. After moving four times in the following month, it was clear they needed help with housing. As the family had limited knowledge of community resources, an area nonprofit referred Maria to Habitat for Humanity Vail Valley. The Building Futures team worked with the Salvation Army and Catholic Charities for rental assistance and Walmart gift cards. The community rallied around this family: Heaven on Earth/Elf Angel, Eagle County School District, local businesses and Eagle County residents all contributed.

“Families who come to our office have many needs apart from housing stability. Our goal is to connect households to existing community resources,” shares Caitlin Weis, Family Services manager. “When basic needs are met, they are more able to focus on their path to homeownership. We know housing stability positively impacts a family’s overall well-being.”