



The cost of land is critical to the affordability of the homes Habitat builds with and sells to workforce families throughout El Paso County.

We're seeking assistance to identify and acquire buildable land/sites so that we may reach our goal of constructing ten or more homes per year and maintaining a 3-5-year land inventory.

preferred criteria for prospective properties

location

Anywhere in El Paso County, Colorado, but especially in metropolitan and established urban areas with utilities.

type of land or lots

We prefer developed, ready-to-build lots, but we understand that previously developed and thus less expensive lots are not necessarily readily available. Our next choice would be to buy platted lots – platting and preliminary approval of the development plan would be a requirement of closing. We are open to recommendations for a land developer; however, we can handle the selection and management of the actual contractor/developer. We would consider acquiring and developing mobile home lots to convert to single- and multi-family lots. While large lots are preferred, infill is also workable, though we would prefer to build at least two homes in close proximity for mutual Habitat family support. We would also consider working with a land trust and/or other innovative vehicle to enhance multigenerational stability for our partner families. Finally, if any organization or individual is retiring rental properties or has been bequeathed land and/or properties, please consider contacting us.

size of lots

Lots should be 3,250-6,000 sq. ft. Twelve (12) or more lots in a subdivision are desired in order to maintain a sense of community for our partner families. Our homes are 24' wide, so a 35' wide lot provides 5' setbacks. If we did a zero-lot line duplex, it could be less. We have developed many 35'x115'=4,025 sq. ft. lots, as well as 40'x85'=3,400 sq. ft. lots and have even some lots as small as 3,246; 3,439; and 3,813 sq. ft.

raw land: 3-10 acre size of lots

While developed land is preferred, we have the capacity and experience to develop land and we can phase development. Larger sites would need to be co-developed or have the ability to subdivide for sale to third parties. We can also consider carve-outs for other developers.

preferred criteria for prospective properties continued...

access

Legal ingress/egress is required for all lots/parcels.

utilities

Preferred sites would have water, sewer, gas, electric, phone, and cable to the subdivision or are in close proximity to minimize development costs. The price of tap fees is also an important consideration as they can be prohibitive and drive up our partner family costs. Thus, eligibility for grants or deferral of the tap fees is preferred where possible.

services

Police and Fire protection are required. Public transportation options would be a benefit but are not required.

our homes

We build both one- and two-story homes on a crawl space. Our smallest home is a 2-bedroom design with 3-bedroom being the most common. We also build two-story homes that have 4-5 bedrooms, as well as single-family attached. Our homes have good windows and exterior fascia design differences, so each house appears unique. For parking, if required, we will build a one-car garage with a driveway that permits added parking. If possible, we prefer carports or a paved driveway next to the home. Our goal is to provide decent, affordable housing to deserving families below 80% of the area median income. Where we can, we save costs for our families by foregoing unnecessary, cosmetic extras such as rock and brick facing of homes. This provides a more affordable home that still blends into the neighborhood. Similarly, we also prefer low water and low maintenance landscaping, which is provided by Pikes Peak Habitat for Humanity. We will consider building patio homes, duplexes, and town-homes. We will not build condos at this time, due to construction defect laws.

financing

We may pay cash and not require a financing contingency in our contracts. Our balance sheet is strong with an unrestricted cash position. We are also a 501(c)(3), and if the sales price is below appraised value, we can provide an IRS letter for a tax write-off for any difference.

please contact us with questions or leads

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