

First of 16 new homes in Eagle's Third Street neighborhood placed on foundations

Small crowd bundles up to celebrate progress on the project

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A crane lifts a section of a modular home being installed at the Habitat for Humanity Third Street project Tuesday in Eagle.

Chris Dillmann/Vail Daily

It usually takes something important to get a few dozen people out in zero-degree weather, like a powder day, or a new workforce housing project.

People gathered Tuesday in Eagle came for the latter, when the first unit was placed on a foundation for the [Third Street project](#). It took a lot of partners to get the project to that point.

The lead partner is Habitat for Humanity Vail Valley. But the nonprofit had a lot of help, including Eagle County Schools, Eagle County and the town of Eagle.

The school district will receive rights to 12 of the deed-restricted duplex units for its employees. The remainder will be available through the standard Habitat application process.

District employees will be income-restricted to between 80% and 100% of the valley's area median income. Habitat applicants can earn between 35% and 80% of the area median income

Habitat chapter Executive Director John Welaj complimented all the partners, along with Emily Peyton, the chapter's director of special projects. Welaj noted that the project required both building partnerships and finding funding in a short time.



A crew from Set Works raises part of the modular homes at the craning-in event for the Habitat for Humanity Third Street home project Tuesday in Eagle. The project was made possible by collaborations between many different entities.
ThirdStreet-VDN-011824-2

The project also marks a new way of building homes. To make the homes available more quickly, Habitat contracted with [Fading West](#) of Buena Vista for factory-built units.

Fading West is also building 20 units for Eagle County, for housing at a county services building to be built this year in Edwards.

Those units came from the factory ready to be placed on foundations, with all the drywall in place, as well as wiring and plumbing. The units are outfitted for efficient all-electric appliances. The units are also built to take advantage of net-zero technology, meaning the homes will produce as much energy as they consume.

Using factory-built units speeds up the process of getting people into homes, but changes the way Habitat families participate in the process. Habitat requires its families to help build their homes. That isn't possible on Third Street. Families instead will participate in traditional projects elsewhere.

Four facts

- 16: Duplex units at the Habitat for Humanity Third Street project.
- 12: Units are reserved for employees of Eagle County Schools.
- The first units should be ready for occupancy this summer.
- Primary partners are Habitat for Humanity, the town of Eagle, Eagle County Schools and Eagle County.

Tuesday's ceremony focused in large part on the group effort to get the project moving.

"It's a life-changing partnership – it's amazing," Habitat Director of Development Elyse Howard said at the site on the west end of the school district's Third Street campus. "Look at where we are, right next to the school. You can walk into (downtown Eagle)."

Beyond the major partners, Howard said a "whole community" came together.

"It honors the effort from all the people at Habitat," Welaj told those gathered for the event.



Kevin O'Donnell of Beck Building and John Welaj, executive director of Habitat for Humanity Vail Valley, speak at the Third Street neighborhood craning-in ceremony Tuesday in Eagle.

Chris Dillmann/Vail Daily

Eagle Town Council Member Mikel Kerst was among those who bundled up for the event. Kerst said, simply, "It's the housing" that brought that group together on a cold morning.

"It's very needed, so it's worth getting all bundled up," he added.

The first units are expected to be move-in ready by the summer of this year.



Part of a modular home is set on a foundation during Tuesday's craning-in event for the Habitat for Humanity Third Street home project in Eagle. ThirdStreet-VDN-011824-6