PANGEA COMMUNITY

Background & Frequently Asked Questions

Media backgrounder — for use alongside the press release | Taos, New Mexico | taoscommunity.org

Quick Facts

Location	Northwest of Taos, NM, roughly 6.6 miles from downtown Taos, along NM State Road 150. Year-round paved access.
Master plan	322 acres, 108 homesites. Homesites are 1 acre and 2 acres. The goal is to build out the community over approximately 8 years.
Developer	Pangea Design Build / Pangea Biotecture, based in Taos, NM.
Project lead	Jonah Reynolds, co-founder, Pangea Design Build.
Homes	Off-grid-first, biotecture-inspired homes, offered in three architectural models (Earthship-style, Craftsman-style, Taos adobe-style), each in studio through three-bedroom-and-larger sizes. Passive solar design, thermal-mass construction, rooftop water catchment, on-site renewable power on every model. Standard designs in each model, or fully custom designs. Owners may build with Pangea Design Build or their own builder, subject to Design Review.
Homes for every budget	Market-rate custom and standard homes alongside affordable and senior rental units and deed-restricted workforce homes on a portion of the property — for families, seniors and all the people of Taos.
Pricing	Not published. Shared individually with prospective buyers during the standard inquiry process.
Governance	Land Stewardship Association (LSA) — an elected Board of Directors and resident committees, including Sustainable & Regenerative Living and Culture. Residents elect the Board once 50% of lots have been conveyed to owners.
Status	Lots are available — inquiries welcome.
Website	taoscommunity.org · press kit: taoscommunity.org/press-kit

About Pangea Community

Pangea Community is an off-grid-first, biotecture-inspired residential development taking shape northwest of Taos, New Mexico. Its mission is affordable housing, cultural preservation and a harmonious coexistence with nature — homes for families, seniors and all the people of Taos. The master plan totals 322 acres and 108 homesites, with homesites of 1 acre and 2 acres. The goal is to build out over approximately eight years. Homes are offered in three architectural models — Earthship-style, Craftsman-style, and Taos adobe-style — each offered from studio through three-bedroom-and-larger sizes, and each built on the same passive solar, natural-material, renewable energy and water systems regardless of exterior style. Each home generates its own renewable power and harvests its own water, supplemented by a community well; grid power may be available as a backup in some locations.

Alongside market-rate custom and standard homes, the plan includes affordable and senior rental units and deed-restricted workforce homes on a portion of the property, so the community serves a range of household budgets rather than a single price point.

The community is governed by its Land Stewardship Association (LSA), overseen by an elected Board of Directors — residents elect the Board once 50% of lots have been conveyed to owners — and resident committees, including Sustainable & Regenerative Living and Culture. A food program allows residents to offset a portion of their dues by working in the community food system. Planned amenities include a Community Arts & Cultural Center.

Frequently Asked Questions

Location & Land

Where exactly is Pangea Community?

Northwest of the town of Taos, New Mexico, roughly 6.6 miles from downtown Taos. Access is via NM State Road 150, which is paved and maintained year-round.

How large is the property, and how many homesites are there?

322 acres in total, with a master plan of 108 homesites. Homesites are 1 acre and 2 acres. The goal is to build out the 322 acres over approximately eight years.

Homes & Design

What does 'biotecture' mean?

Biotecture refers to a building approach that integrates passive solar design, thermal mass, natural materials, and on-site renewable energy and water systems, so a home performs more like a living system than a conventional structure. Homes at Pangea Community are designed under Architectural & Sustainability Guidelines administered by a Design Review Authority.

Are all the homes the same design?

No. Standard homesites are offered in three architectural models — an Earthship-style home, a Craftsman-style home, and a Taos adobe-style home — plus fully custom designs. Owners may build with Pangea Design Build or a builder of their own choosing, subject to Design Review approval. An outside builder must hold a valid New Mexico contractor's license, carry general liability insurance naming the LSA as additional insured, and sign off on the community's construction protocols before a Notice to Proceed is issued. All three standard models share the same off-grid-first power and water systems; the difference is architectural style, not performance.

What sizes are available, and can a home face any direction?

Each of the three models is offered in studio, one-bedroom, two-bedroom, and three-bedroom-and-larger configurations. Yes. Homes can be oriented in any direction — north, east, south, or west. Pangea adjusts each home's passive design to its site and orientation so every home still performs sustainably.

What does it cost?

Pangea Community does not publish per-lot or per-square-foot pricing. Pricing is shared individually with prospective buyers as part of the standard inquiry process. Interested buyers can start by requesting the Community Overview at taoscommunity.org.

Energy & Water

What does 'off-grid first' mean?

Each home generates its own renewable power and harvests its own water, supplemented by a community well. Grid power may be available as a backup in some locations.

Where does the water come from?

Each home's primary water supply is rooftop rainwater catchment, stored in on-site cisterns, supplemented by greywater reuse. A community well provides supplemental supply. On each homesite, more water is returned to the land through greywater reuse, irrigation and swale infiltration than the home draws.

Does this draw on the region's shared water supply or acequia system?

Only minimally. The system is designed to meet residents' domestic and light-commercial needs primarily through on-site catchment and reuse, keeping the community well's draw on the shared aquifer to a minimum. It does not draw on acequia-based irrigation systems, which are a separate and legally distinct water framework.

What happens if it doesn't rain enough?

The community well provides supplemental supply.

How is the community powered?

Homes are designed for off-grid-first energy performance, generating renewable power on-site with solar PV and battery storage. Grid power may be available as a backup in some locations, installed to code and to Design Review specifications.

Governance & Community Life

What is the LSA and how does it work?

The Land Stewardship Association (LSA) is the community's governing body — an elected Board of Directors, supported by resident committees, including Sustainable & Regenerative Living and Culture. The LSA oversees shared infrastructure, community programs, and enforcement of the recorded governing documents.

When do residents elect the Board?

Residents elect the Board of Directors once 50% of the community's lots have been conveyed to owners.

What is the food program?

Residents can offset a portion of their LSA dues by working in the community food system, as part of a broader effort to build food production into daily community life rather than treating it as a separate amenity.

What other amenities are planned?
A Community Arts & Cultural Center, a neighborhood-wide smart-home integration system offered as an opt-in add-on for each residence, and additional community programming.

Can an owner rent out their home?
Individual short-term rentals under 30 days are not permitted on residential lots. Nightly rentals are available only through Pangea's managed rental program, which any residential lot owner may participate in. Longer-term leases require a minimum 12-month term.

Affordability & Who It's For

Is this a market-rate community, or does it include affordable housing?
Both. Pangea Community's mission is affordable housing, cultural preservation and a harmonious coexistence with nature — homes for families, seniors and all the people of Taos. The plan includes market-rate custom and standard homes alongside affordable and senior rental units and deed-restricted workforce homes on a portion of the property.

Is this the same as Chamisa Verde?
No. Chamisa Verde is a separate project: seven deed-restricted homes in Taos, also led by Pangea. Pangea Community is a different development on the Tarleton Ranch property that includes market-rate homes alongside its own affordable, senior and workforce housing components.

Culture & Neighbors

What is Pangea Community's relationship with Taos Pueblo?
A designated corridor preserves traditional access and rabbit-hunting rights for Taos Pueblo members, recorded in the Declaration of Covenants, Article 5.3.

Buying Process

How does someone buy a homesite?
Prospective buyers start by requesting the Community Overview, followed by an introductory orientation call, receipt of the LSA Handbook and application, and Membership Committee review before lot selection and purchase.

Is there a deposit required?
Yes — a non-refundable deposit is required per building pad to secure a lot once a Lot Purchase Agreement is executed.

Media Contact
Jonah Reynolds — Pangea Design Build
PO Box 495, Taos, NM 87571
info@taoscommunity.org
575-218-5583

Press kit (photos, drawings, release and backgrounder): taoscommunity.org/press-kit