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New Homes Incorporate Best Building Practices at an Affordable Price

CDC Success Story, July 2009

Thursday, 18 June 2009 marked the successful project unveiling for the Webster School Cottages subdivision in Magna, Utah. Over 200 residents, government officials, and project partners took advantage of the break in the rain to enjoy the free community-oriented activities including lunch, an energetic performance by the Magna Junior High Jazz Band, face painting, and a busy bounce house. Attendees were also invited to tour a mid-construction home showcasing some of the most advanced energy-saving features offered to Utah homeowners today. All in all, five of these exceptional homes will be built over the next few months and all will feature state-of-the-art energy saving enhancements, water conservation features, and accessible/visitable design, which will make them a model of sustainability and affordability for the neighborhood, community, and state.

These homes are not only examples of today's best building practices, they are also a reminder of their namesake, Webster Elementary School. In 2004, Webster Elementary School was demolished after suffering major structural damage in a fire. This long-standing Magna landmark holds significant sentimental value in the Magna community. Therefore, in memory of the school, some of the remaining bricks are being used in the construction of this new five-home development that bears its name, Webster School Cottages.

Once completed, these approximately 1,200 square foot homes will feature three bedrooms and two bathrooms with the exception of the one completely ADA accessible home which will have two bedrooms and two bathrooms. All homes will be constructed to meet the highest ENERGY STAR standards and in fact are some of only a handful of homes in the state to meet the stringent requirements of the U.S. Department of Energy's Builders Challenge Program. www.buildingamerica.gov/challenge

Some of the cost-saving features built into these homes include:

- rooftop solar collectors that work to heat water year-round;
- multiple layers of foam and fiberglass insulation;
- ultra-efficient windows, lighting, and appliances; and
- an energy-wise cooling system that combines evaporative cooling with refrigeration.

All of these features are incorporated into tightly-sealed homes that will provide increased comfort and maximum energy efficiency for future homeowners. Also, not to be overlooked is the water-wise irrigation and landscaping that will not only enhance the

curb appeal of the homes, but will also provide homeowners with additional yearly savings.

The Webster School Cottages subdivision is a joint venture between Salt Lake County and Community Development Corporation of Utah (CDC), made possible with backing from the U.S. Department of Housing and Urban Development and other valued partners. The Magna Chamber of Commerce also provided invaluable support throughout this project and the many other project partners who have given their time and expertise have helped to make the Webster School Cottages subdivision a reality. Also, special thanks go to Tara Rollins, Francisca Blanc, and Kari Sunderland of the Utah Housing Coalition for their support and tireless efforts in helping to make the Webster School Cottages project unveiling a success.

These homes will sell for under \$200,000 and will be made available to homebuyers that are at or below 80% of the area median income. Additionally, down payment assistance and a deferred second mortgage from Salt Lake County will be available to qualified applicants to aid with initial purchase. What is more, as an added benefit, owners of these homes will be eligible for hundreds of dollars in energy rebates through Rocky Mountain Power.

Those in attendance at the Webster School Cottages project unveiling were treated to insightful remarks by Lt. Governor Gary Herbert, Salt Lake County Mayor Peter Corroon, Ed Pollock from the US Department of



Energy, and Richard Walje, President of Rocky Mountain Power. All commented positively on the Webster School Cottages project, stating that the development is an excellent example of the direction the state is taking in terms of finding answers to make homes more affordable and energy efficient.