

## Burwell Spec Home -

The City of Burwell built their first spec home in 2010 and their dedication to improvement has really paid off!

Burwell had worked so hard prior to 2010 in the expansion and improvement of their business opportunities, as well as capitalize on the tourism brought in through the Calamus Reservoir. Burwell has much to offer through their community

activities, tourism, employment, and general quality of life.



The one thing they lacked was housing. It was a major barrier in attracting and retaining residents. In 2009, the Burwell City Council created a new strategic plan for the city, with the number one priority on addressing the lack of suitable and affordable housing. Without having proper housing to bring in residents, that limits business and community growth.

After deciding their next course of action was to build one spec home to test the housing waters, they approached CNEDD for further assistance. The plan became to apply for a grant in order to build one 1,300 square foot home with three bedrooms, two bathrooms, and a two-car garage. That is a general standard of what families are looking for in a home. The energy-efficient, single-family home would be designed for families that have a household income at, or below, 100% of the Area Median Income in Garfield County. The objective of building this home was to provide attractive, energy-efficient homes at an affordable price, where these families would then contribute the community of Burwell through work, school, and community involvement. The program income from the sale of that home would go into the building of another home down the line.

The city applied for a NAHTF grant in the amount of \$171,965, with the city putting up \$63,264 in matching funds. Construction was planned on a lot where demolition was required. Along with the construction of the house itself, new sidewalks needed to be installed as well.

The project was an overall success and at the time of completion, the house was assessed at about \$200,000. Burwell continues to improve their housing market to attract more families to their small, yet special community.