

Energy Star Homes and Energy Efficiency Mortgages: Eaton Row Homes are a National Model



More than a dozen new homes in New Haven are making news as models for the country. The Eaton Row Development in the Dixwell neighborhood demonstrates how to blend affordable housing, traditional neighborhood design and environmental protection. The project will result in 30 new single-family, three- and four-bedroom homes that are beautifully designed and energy-efficient and will attract families from various income groups. Fifteen homes are priced to be affordable for families earning less than 80 percent of the Area Media Income (AMI), and the other 15 are priced to be affordable for the New Haven market.

The \$7.4 million development is innovative for several reasons. The project showcases a wide range of green design strategies. The homes, developed by Rose Companies, are all modular and were designed by a leading green building architect, Steven Winter Associates of Norwalk, Connecticut. Landscape architect Lee Weintraub designed the neighborhood as an intimate, tree-lined street with traditional homes and pedestrian-friendly sidewalks. The two-story homes also will have front porches that create a sense of community along the street, and will be constructed with basements and garages.

The developer and architect worked in collaboration with United Illuminating's [ENERGY STAR® Homes](#) team to research and maximize energy efficiency measures that would reduce long-term housing costs and create healthy environments for the new homeowners. For example, the level of insulation in the walls and roof exceed standard home specifications and heating systems were designed to efficiently condition the home. All homes will be equipped with ENERGY STAR appliances and will exceed the U.S. Environmental Protection Agency's standards for the ENERGY STAR® rating for homes. Environmentally friendly materials will be used for flooring, exterior siding and more.

Just one ENERGY STAR qualified new home can keep 4,500 pounds of greenhouse gases out of our air each year.

Energy Star Homes at Eaton Row will save owners \$800 a year in energy costs.

In an effort to assist first-time buyers, Fannie Mae is offering Energy Efficient Mortgages (EEM) through a number of local lenders. The EEM from Fannie Mae allows homebuyers to spend more on their housing expenses because ENERGY STAR® homes will likely cost less in annual energy costs. The EEM can also allow a family to purchase more home for their money as a result of the energy savings. Estimates indicate that the energy efficiency strategies used in the construction of these homes will save their owners \$800 a year, which is critical in today's economy.

Public and private sources were combined to finance and develop the Eaton Row development, including the Housing Authority of New Haven, Citizens Bank of Connecticut, City of New Haven, Livable City Initiatives and Empower New Haven, United Illuminating, Fannie Mae, the Homeownership Center of New Haven, the Haven Group, Connecticut Department of Community and Economic Development and the U.S. Department of Housing and Urban Development. The ENERGY STAR® Homes Program is made possible by the Connecticut Energy Efficiency Fund, which was created by the Connecticut Legislature to promote efficient energy use.



Connecticut Climate Change