



NeDA Update

Que pasa con NeDA

No Compres Problemas...Mejor Compra Una Casa
"Infórmate. Prepárate. Entonces compra."

DATA BECOMING AVAILABLE ON ITS GREEN REHAB PROGRAM

NeDA is beginning to receive energy usage data from the home owners that received a "Green" Rehab loan from NeDA. Home owners participating in the program provide NeDA with one year energy usage and cost to NeDA. They then have an energy audit through the Neighborhood Energy Connection's Peak Performance Homes program. This audit helps NeDA and the home owner to determine the best use of the loan. NeDA then asks the home owner to provide NeDA with the subsequent year's energy usage and costs. (Home owners can request the information from their utilities. They don't have to save bills.)

The first three homes reporting were all built prior to 1900. The square footage ranged from 1,560 square feet to 915 square feet. Two homes reported savings: the larger home (George Street) reported \$277.62 (or 32%) a year savings in electric costs and \$187.62 (15%) in heating costs. The smaller (Sidney Street) reported \$52.37 (or 8%) in electric costs and \$136.14 (or 9.5%) in heating costs.

The third home (Baker Street) reported increase in both electric and heating costs. We were surprised and went back to ask home owner about any lifestyle changes. There was a significant change. The house that held one person in the year previous to rehab now housed four people after rehab. NeDA will now ask this crucial question: what has changed within a household. Reduction in the number of people played an important role in the 32% savings in the George Street household. NeDA will provide a fuller study to the City as more home report in on usage.

The loans were used to address insulation gaps (under crawl space foundation [see below], form insulators under all exterior wall switch and outlet covers, walls) weather stripping, new windows or sash replacement; 96% efficiency forced air furnace, among other items.

The City of St. Paul provided NeDA with these funds to loan to home owners with a household income of no more than 80% of area median income. The loans will be due on sale (or refinancing). NeDA manages the eligibility compliance, develops a scope of work with owner and helps bid out the jobs (three or more). The home owner then chooses the contractor (lowest qualified bid) and the rehab contractor signs directly with home owner and schedules the work. NeDA assists with inspections, the collection of lien waivers, and managing the contractor draws.



Gail Merriam, Real Estate Development Manager, is in charge of all aspects of the program. She has worked with NeDA for 11 years on home owner rehab projects. Prior to that, she worked with a small rehab contractor. Her initial training was through WomenVenture's Project Blue Print.

Email: info@nedahome.org
Phone: 651-292-0131

Web: www.nedahome.org
Fax: 651-292-0925