

# Supervisor Romaine Urges Federal Officials to Champion Energy Efficient Mortgage Availability in New York State

posted on 1/27/2014 1:02:24 PM

*January 27, 2014*

**Farmingville, NY** - In a recent letter to Congressman Tim Bishop and Senators Charles Schumer and Kirsten Gillibrand, Supervisor Ed Romaine asked for their support to have the Energy Efficient Mortgage (EEM) be offered by banking institutions in New York State. The EEM, which was expanded into a national program in 1995, is a mortgage that factors in a homeowner's or home buyer's efforts to conserve energy and allows borrowers to reduce their utility bills by financing energy-efficient improvements including lighting and window options into a new or existing home.

In the letter, Supervisor Romaine noted that "this type of financing will help to mitigate the high cost of living, especially in the New York Metropolitan area, when homeowners can reduce expenses through energy saving measures and affect a simultaneous increase in home value."

He also noted in the letter that conventional EEMs, offered by Fannie Mae and Freddie Mac are the most widely available EEMs and that homeowners can spend up to 15% of the appraised value of the home on energy improvements. It would then allow the borrower to qualify for a loan that is 15% greater than they would have received without the improvements. This also assures that a real estate agent will not ignore the energy improvements when assessing the home's value.

"I hope that our Federal officials see this program as a benefit to the homeowner, home buyer and the environment and that it should be made available in New York State. Energy efficient improvements can significantly increase the value of one's home through lower energy costs, allowing them to afford larger mortgages and that is good for everyone."

The Supervisor asked in the letter that Congressman Bishop and Senators Schumer and Gillibrand "investigate and champion" the EEM in New York State, because once it is offered in New York State, it will have "far reaching advantages to home values, mortgage market stability and the real estate sales market."

For more information about the Energy Efficient Mortgage Program, go to the U.S. Department of Housing and Urban Development website at [www.hud.gov](http://www.hud.gov) .

**Division of Public Information \* Office of the Supervisor**

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6595 • Fax (631) 451-6258