



The EVI Mission: To promote experiential learning about ways of meeting human needs for shelter, food, energy, livelihood and social connectedness that are aligned with the long-term health and viability of Earth and all its inhabitants. Adopted by the EVI Board 28 October 2009

How Much Does It Cost to Live at EVI?

Info from a Sample House

House Basic Facts

• Location	FROG neighborhood on Rachel Carson Way
• House Design Type	D=largest (3 others same in Frog)
• Rooms	4 bedrooms; 2 bathrooms
• Construction year =	1996
• Size =	1,642 square feet
• Size in metric system =	152.5 square meters
• Mud room (front entrance)	added by first owners
• Car port at present	No
• Stove	Electric
• Heat and hot water	District system delivered by hot water

Purchase Price and Current Value

• Original construction cost in 1996 =	\$157,047.38
• Cost per square foot in 1996 =	\$95.64 (\$1,029.81 per m ²)
• 2009 estimated inflation-adjusted value =	\$307,168.97
• 2009 putative value per square foot =	\$187.07 (\$2,014.22 per m ²)

Heat and Electricity Costs

• Heat, hot water and electricity are metered separately for each house	
• Thermostat setting in cold weather	71° from 8 am to 9:30 pm; 60° at night
• Total heat and hot water cost for 2010	\$878.70 (= \$73.23 per month)
• Heat and hot water cost per square foot	\$0.54 (= \$5.76 per m ²)
• Total electric bill (NYSEG) for 2010	\$515.74 (= \$42.98 per month)
• New York State Average	\$101.71 per month (2009)
• Electricity cost per square foot	\$0.31 (= \$3.32 per m ²)
• Approximate total electricity use for 2010	3,315 Kwh (NY State 6,972 in 2009)
• Air conditioning	None

Taxes for 2009

• Dwelling taxes	\$3,234.73
• Solid Waste fee taxes	\$55.57
• Sewer taxes	18.94
• Water taxes	85.25
• TOTAL taxes	\$3,394.49

EcoVillage Cohousing Cooperative (FROG Neighborhood) Maintenance and Reserve Fund Fees

• Per unit cost total for 2010	\$1,341.79
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Explanation: The Ecovillage Cohousing Cooperative (EVCC) owns the outside of the homes. EVCC maintains various reserve and repair funds. Some of these are charged equally per unit (total annual need divided by 30 houses). The idea is that all homes have some basic startup and maintenance costs that should be shared equally.

All decisions about these costs are made democratically at neighborhood meetings.

• Per share cost total for 2010	\$5,051.31 (\$40.74x124 shares)
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Explanation: EVCC bills part of the maintenance and reserve costs on a per share basis that means larger homes and homes with carports and/or mudrooms pay a larger share than smaller homes. Taxes are part of the share cost but have been separated out above to indicate the amount in taxes.

• Total maintenance and reserve costs	\$6,393.10
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Village Maintenance and Reserve Fund Fees During 2010

• Total costs for the year	\$609.24
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Explanation: The Village owns infrastructure in common, such as the road, the pond, the water pump house, and other things, which are maintained by Village Association fees.

Other Costs During 2010

• Internet access	\$300 (\$25 per month)
• Laundry soap	\$24 (\$2 per month)
• Washing machine use	Covered by maintenance and shares
• Mud room storm door replacement	\$350 (not covered by maintenance)

Grand Total Coop Living Costs for Maintenance, Repair and Incidental Charges in 2010 = **\$7,676.34**

Sources: For New York State 2009 electricity stats: <http://www.eia.gov/tools/faqs/faq.cfm?id=97&t=3>

for some of the heating system technology and specifications: <http://www.toolbase.org/Home-Building-Topics/Indoor-Air-Quality/EcoVillage-at-Ithaca>

Note: Since this house is the largest model in the FROG neighborhood, and since the thermostat settings are higher than many people use, most or all other homes would be somewhat cheaper over the course of the year.