

Mutual Housing at the Highlands: A green community serving homeless families and individuals

Sacramento | Yolo Mutual Housing Association has been known for being green since the nonprofit became the first multifamily developer in the Sacramento Municipal Utility District to install solar electric at Victory Townhomes in 2003.

That effort continues with the latest community, Mutual at the Highlands, which will be home to formerly homeless residents in the Sacramento. Located in the McClellan Redevelopment area of North Highlands, Mutual Housing at the Highlands is designed with environmentally friendly and sustainable features, and the entire community will obtain GreenPoint certified certification from Build It Green.



Made of recycled metal by artist Steve Cook, "Gertie" stands in one of the six courtyards at Mutual Housing at the Highlands, Sacramento, Calif. Courtyards have deciduous shade trees, tables, benches, bike racks and large planters for flowers or vegetables.



**Sacramento | Yolo
Mutual Housing
Association**

Transforming Lives...Building Community

Sacramento Mutual Housing Association develops housing that is affordable to a diversity of households. Our housing builds strong and stable communities through resident participation and leadership development.

For more information, call (916) 453-8400 or visit our website at mutualhousing.com.

"Mutual Housing has a longstanding commitment to sustainable development in all our affordable housing properties," said Holly Wunder-Stiles, Sacramento|Yolo Mutual Housing Association Director of Housing Development.

The 66-unit permanent supportive housing community will provide homes for both families and individuals. It also includes 12 townhomes, each with three baths and a two-car garage in the back for people of modest means. Those units will be available for \$868 per month. The complex also includes 12 walk-up studio apartments

located above the garages. Those units will be available at \$485 per month.

Starting with the orientation of the buildings, the housing will include ductless heating in the smaller units and evaporative coolers in the larger ones as well as tankless water heaters in each to save energy. Higher-than-standard-rated insulation and radiant barriers in the roof also add to energy-efficiency.

Designing the buildings to meet this high standard also allowed Mutual Housing to qualify for significant utility rebates. As a result, Mutual



Photo credit: Sunseri Construction

Housing will be able to install solar panels for both electricity and hot-water within the project budget.

Because of health issues of homeless individuals, indoor air quality was a major consideration for the development. A two-week air flushout of the housing units between completion and occupancy will give residents higher indoor air quality than usual. Low-VOC finishes and glues, low-formaldehyde insulation and cabinets as well as high-efficiency kitchen and bathroom fans, will help keep the air quality high once residents move in.

These features and others will earn Mutual Housing its first Build It Green certification. Being recognized for its green practices in its latest development as well as its longstanding commitment to sustainable development in Sacramento and Yolo counties adds to Mutual Housing's vision of permanently affordable housing with strong and stable communities.

"We're very proud of this exciting achievement," said Wunder-Stiles.

For more information on housing, programs and services at Mutual Housing, go to <http://www.mutualhousing.com>.