

Mutual Housing at Spring Lake receives LEED certification

Mutual Housing at Spring Lake has received the first LEED Platinum certified home for multi-family affordable housing in Woodland.

The development also is the first such certification for a multi-family in Woodland.

The households use conventional electricity, but that is also offset by solar energy generated throughout the development, which is then sent back into the power grid.

“Mutual Housing at Spring Lake uses our natural resources efficiently and makes an immediate, positive impact on our planet,” said Rick Fedrizzi, U.S. Green Building Council chief executive officer, which developed the LEED certification program.

The 62-apartment and townhome community built by Sacramento.-based nonprofit Mutual Housing California opened in June 2015 at 2170 Farmers Central Road, and caters primarily to agricultural workers.

In 2010, Mutual Housing acquired the 5.14 acres on which the townhomes are built. It broke ground on 3.28 acres in December 2013. The remaining acres will be built when the nonprofit receives funding.

Woodland was chosen as a place to build housing for agricultural workers because of its central location to farming in the region.

Each home comes equipped with a real-time, color-coded meter that helps resident track their energy use – and stay within expected amounts for their apartment size.

A water-based system for heating and air conditioning adds to the energy savings, which are estimated to be 45,439 kilowatt hours annually, at a cost savings of \$58,000 per year.

But achieving zero-net energy is not just a matter of installing efficient systems. Sealing the buildings to create a strong barrier so that energy is not lost also is important.

“It’s a much more complicated process to achieve zero-net energy than people think,” said Vanessa Guerra, Mutual Housing California project manager. “You have to design it in from the very beginning.”

Mutual Housing California 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.

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With energy saving devices such as shower heads that turn off once water heats up, low-flow toilets, drought-tolerant landscaping and an intelligent irrigation system, there also should be a 40 percent reduction in water use and costs.

Nearly three-quarters of all waste generated by construction was recycled materials, including asphalt, concrete, drywall, lumber, cardboard and carpet.

Making the complex zero-net energy only added 9 percent to the cost of construction.

The community also received the EPA's Indoor airPLUS certification.

Mutual Housing has been using energy-saving design and construction since 2002 when it developed the first multifamily community with photovoltaic panels in the Sacramento Municipal Utility District.

The nonprofit received its first Build It Green certification in 2010.

"We are proud to add this LEED Platinum certification to our development for agricultural workers," said Rachel Iskow, Mutual Housing California chief executive officer.

"Our vision is to bridge the green divide by bringing ground-breaking, energy-efficient

technology to people who would not be able to afford it otherwise.

"Mutual Housing at Spring Lake was constructed to satisfy the city

of Woodland's inclusionary housing policy," said Iskow. "Several funders made it possible to achieve a state-of-the-art, zero-net energy community."

The city of Woodland helped fund Mutual Housing at Spring Lake. Funding also came from the U.S. Department of Agriculture, the California Department of Housing and Community Development, California State Treasurer John Chiang, Citibank, Wells Fargo, NeighborWorks America, Yocha Dehe Wintun Nation Community Fund, Roseville Bank of Commerce, Dignity Health-Woodland Healthcare, Bank of America, Comerica Bank, U.S. Bank, Union Bank of California, Mechanics Bank and Insperty.

Citibank, NeighborWorks Capital and Wells Fargo are the lenders.

Mutual Housing's housing development work is underwritten by NeighborWorks America.

Founded in 1988, Mutual Housing California develops, operates and advocates for sustainable rental housing for the diversity of the region's households.

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