



Mutual Housing California Begins Multi-Million Dollar Green Renovation

Sacramento-based nonprofit Mutual Housing California recently began a \$7.3 million green renovation of a property in the Foothill Farms area. The 98-apartment construction will cover nearly 200,000 square feet of the complex, which are occupied apartments.

“There is substantial individual pride from our residents in knowing they are part of the solution to the environmental problems that affect us all,” said Rachel Iskow. “The greening will help residents of the community save on utility bills and stretch much-needed income.”

Mutual Housing at Foothill Farms will receive interior renovations that use green building materials and low-emission finishes for flooring, doors, cabinets and fixtures. When completed in October 2016, all units will have high-efficiency Energy Star appliances and ductless heat pump mini-split systems, which will cool and heat the interior of the home.

The one- to four-bedroom apartments also will have low-flow energy saving shower heads, faucets and toilets, and, LED and fluorescent lights. New landscaping will incorporate indigenous, or climate-friendly, plants. New concrete access paths will be poured for disabled people. The upgrade also will include common areas such as the community center and the computer lab. A portion of the \$7.3 million will be used to replace water distribution lines under building slabs that have corroded.

Mutual Housing completed a substantial renovation when it purchased what was then an aging and deteriorating apartment property in 1993.

Currently, 15 of Mutual Housing’s 18 communities have been built or renovated to have sustainable features that directly contribute to a better quality of life for 80 percent of the nonprofit’s 3,000 residents.

“When we give them space and tools, residents become very excited about green living,” said Iskow.

Tricorp Group, Inc will handle the construction. Engineers are Stanton Engineering, Cunningham Engineering and Harris and Sloan Consulting Group. Ellis Architects have designed the upgrades.

“We prioritize healthy products and green strategies when choosing vendors and products,” said Iskow.

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 mutualhousing.com

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Mutual Housing has received \$10,806,073 in tax credit investments that included Merritt Community Capital Corporation. Bank of America, Wells Fargo Bank, Cathay Bank, Umpqua Bank, River City Bank and the Sacramento Bank of Commerce gave grants or below market loans which were leveraged through funding from NeighborWorks America. Chase Bank is the lender.

Founded in 1988, Mutual Housing California develops, operates and advocates for sustainable rental housing for the diversity of the region's households. A member of NeighborWorks America—a congressionally chartered nonprofit organization that supports community development nationwide—Mutual Housing has more than 3,000 residents, nearly half of whom are children.

Through its focus on community, the nonprofit also provides training and mentoring as well as educational programs, leadership-building activities and services for residents and neighbors.