

COOPERATIVE HOUSING BULLETIN

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Tribal grant supports zero-net energy to be built into new mutual housing community serving farm workers

Yocha Dehe Wintun Nation has given a grant to Sacramento|Yolo Mutual Housing Association to help with the design of Spring Lake, the first zero-net energy community in Woodland, CA, targeted to agricultural workers and other low-income families.

When open, Spring Lake will have 101 two, three and four-bedroom apartments. About 60 percent of the apartments will be set aside for farm workers and their families.

“We are pleased to be a partner in this wonderful project that will help individual families in need and, at the same time, will contribute to our entire community,” said Marshall McKay, Yocha Dehe Wintun Nation Tribal Chairman.

“This project fits very well with the Yocha Dehe Community Fund mission, which includes providing support to programs that help people help themselves as well as efforts to promote responsible stewardship of our natural environment.”

Being zero-net energy means the community will produce as much energy as it uses with a variety of energy systems for the residential and common areas, including staff offices and laundry rooms as well as community rooms for financial education, leadership training and other workshops.

In a survey done by Mutual Housing, nearly two-thirds of agricultural workers said that low utility bills were more important than having a washer and dryer, a large kitchen or an outdoor play area.

Funding for the multifamily development is from the City of Woodland, the U.S. Department of Agriculture Rural Development Housing Service; the State of California Department of Housing and Community Development Joe Serna, Jr., Farmworker Housing Grant Program; and the California State Treasurer’s Low-Income Housing Tax Credit Program as well as NeighborWorks America.

NeighborWorks Capital and Wells Fargo Bank are lenders for the project, which will total \$17 million.



Rendering of Spring Lake by Mona Tawatao Legal Services of Northern California



Spring Lake will be located near the corner of Farmers Central and Pioneer Roads in Woodland.



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.

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