



Davis affordable housing project already full

The first affordable housing project completed in Davis in five years filled quickly.

New Harmony, a 69-unit apartment complex, was developed by Mutual Housing California, a Sacramento-based non-profit group.



New Harmony, the first affordable housing project completed in Davis in five years, filled up quickly. Mutual Housing got nearly 200 pre-applications for the available rentals, which were delegated in a lottery that gave preference to people who live or work in Davis.

The apartments open Wednesday, and they are full.

The project is for families earning 30 percent to 60 percent of the area median income.

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applications for the available rentals, which were delegated in a lottery that gave preference to people who live or work in Davis.

The city of Davis has a 2 percent vacancy rate, which drove applications for the one, two and three-bedroom apartments.

“With vacancy rates as low – and rents as high – as they are in Davis, the need for affordable housing is especially important, as it is throughout California,” Mutual Housing CEO Rachel Iskow said in a news release.

The project features a playground, garden, half-court basketball net and a community center. It is near a bus stop, a bike path and the Davis Greenbelt.

New Harmony is the 18th project Mutual Housing has completed, and it sits on 3.38 acres. It was built by Chico-based Sunseri Construction Inc.

Mutual Housing California spent two years getting approvals and putting together financing for New Harmony, which included financing from Bank of America, NeighborWorks America, the Federal Home Loan Bank of Atlanta, Merritt Community Capital Corp., the California Tax Credit Allocation Committee and the Home Depot Foundation.

“Because of the number of agencies involved, the complexity of the financing puzzle, and often times neighborhood resistance, developing affordable housing communities takes years,” Iskow said.

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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The project was completed with the help of financing from the Davis Redevelopment Agency, which no longer exists, as all agencies were eliminated by state law.

New Harmony is the last project in Davis to be completed with the agency's funding.

"With the demise of redevelopment agencies, the financing challenge becomes even greater," Iskow said.

Sacramento-based Kuchman Architects PC designed New Harmony and Kuchman will be designing the next Mutual Housing project, Spring Lake in Woodland.

Founded in 1988, Mutual Housing California develops and operates well-designed rental housing for people of modest means. The nonprofit communities have nearly 3,000 residents, nearly half of whom are children.