



Norwood Estates earns high rating for groundbreaking green rehab project

Mutual Housing California earned a very special distinction from the rating agency Build It Green for its recent green rehab of Norwood Mutual Housing.



Norwood Mutual zero equity co-ops after rehab

“It is the first and only existing multifamily project to get rated in Sacramento County,” said Christopher Becker, Project Manager for Build It Green’s GreenPoint Rated program.

The Norwood Mutual Housing rehab received a score of 40 from the rating agency. The minimum score for certification is 25, and the maximum is 50.

New green features at Norwood Mutual Housing include upgrades to energy-efficient heating, air conditioning and lighting, faucet aerators and low-flow toilets.

Also new is an array of watersaving landscape improvements, alongside a new smart irrigation system that includes sensors to measure soil moistness – thus eliminating system activation during rainy weather. Installation of no-mow turf further reduced landscape maintenance needs at the community.

Green rehab efforts at Norwood Mutual Housing were made possible with support from the Sacramento Housing and Redevelopment Agency, as well as NeighborWorks® America.

“Our plan for any work we do from now on, whether rehab or new construction, is to get Build It Green or LEED certification with as high a score as possible,” Mutual Housing Project Manager and Certified Green Building Professional Vanessa Guerra said.