

Affordable Density

GREEN HOME
OF THE YEAR AWARDS
**Best
Community
Project**
Davis, CA

An “odd-shaped bit of property” adjacent to a highway provided the opportunity for 69 affordable green residences.

JUDGES PRAISED THE New Harmony community’s welcoming design, and particularly appreciated the attention to indoor air quality and noise—given the parcel’s location directly adjacent to busy I-80 traffic.

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About Face

The New Harmony complex features 69 affordable apartments that face a shared living area.

Clustered Living

The main entrances and windows in the units face in and away from the highway, reducing the intrusion of noise and air pollution.

Xeriscaping

Native plants, trees and heavy mulching greatly reduce long-term landscaping maintenance costs and watering requirements.

Common Spaces

A shared community building, along with garden, dining and play areas, allow residents to come together.

PV Power

Solar panels on the community center and elsewhere provide 80 percent of the community's electricity.

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New Harmony exceeds California energy conservation requirements by 32 percent, and Build-It-Green certified the project with 197 Green Points.

The 69 one-, two- and three-bedroom, below-market-rate rental units are affordable for those with low-incomes. They range in size from 667 to 1,131 square feet.

Operable windows allow for natural ventilation, and each apartment has a patio and large south-facing sliding glass doors (that face away from I-80). An outside fresh-air intake on the south side of every apartment, feeds fresh air into the HVAC system through MERV 11 filters.

A 190kW PV system provides about 80 percent of the electricity needed for all units. There is also a community garden. **GB**

Places to Play

The community is designed to include safe play areas for kids in a protected courtyard.



Project Stats

NAME: New Harmony Community—Davis, CA

BUILDER: Donny Lieberman, Sunseri Construction

WEB: www.sunsericonstruction.com

ARCHITECT/LAND PLANNER: Bob Kuchman and Bryan Do of Kuchman Architects PC

WEB: www.kuchman.com

DEVELOPER: Rachel Iskow of Mutual Housing California

WEB: www.mutualhousing.com

LANDSCAPE ARCHITECT: Laura Green of Cunningham Engineering

INTERIOR DESIGN: Trish Houlihan ASID of Kuchman Architects PC

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PHOTOS: Donny Lieberman, Sunseri Construction (photo 1) and Frank Domin (other photos)

