

New Mutual Housing community taking shape in Woodland



With walls and roofs in place, Mutual Housing at Spring Lake is beginning to take shape at the corner of Pioneer Avenue and Farmers Central Road.

Half of the exteriors are fully painted. Brick veneer has been added to some apartments.

“All of the townhome buildings are wrapped and roofed,” said Vanessa Guerra, project manager for the Sacramento-based nonprofit developer Mutual Housing California. “We are working on the finishes.”

Streets also have been paved, a major step in the process since trucks now can drive on the asphalt.

“It no longer looks like a construction site,” said Guerra. “Streets bring the whole development together and make it look like an actual community.”

The layout of the new community was designed with the neighborhood in mind.

The community’s two-story apartment buildings are set on the side street that faces two-story homes.

“They fit very well because they are roughly the same scale as the single-family houses in the area,” said Bob Kuchman, architect and principal of Sacramento-based Kuchman Architects, PC, which designed the development.

The new development is part of Woodland’s Spring Lake Specific Plan, which regulates the development of the area so that it will fit in better with Woodland’s existing character and traditional neighborhoods.

As other Spring Lake subdivision developers came on board, they contributed money towards building housing for families with limited budgets, such as those who will become part of the new Mutual Housing community.

“Woodland’s commitment to inclusive communities is memorialized in the Spring Lake Specific Plan,” said Rachel Iskow, chief executive officer of Mutual Housing. “This community is a beneficiary of that commitment.”

Because they earn so little money, the development is targeted to the many laborers on farms and in processing or packing plants in Yolo County.



Homes are starting to take shape at the new Mutual Housing community at Spring Lake. *Courtesy of Vanessa Guerra.*

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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“Farmworkers doesn’t necessarily mean people working out in the fields,” said project manager Guerra. “It can even include workers who handle the actual produce. It can even mean folks who haul the actual food.”

Because they struggle to make ends meet on extremely limited incomes, the new community is targeted to these workers and their families.

Applications to live in the 62 subsidized apartments and family townhomes will be available in mid-November.

The phone number for information is (888) 453-8404 Ext. 226.

Only families who earn between 30 to 50 percent of the area median income are eligible. Other restrictions apply.

Because paying for utilities is a major concern of low-income residents, the complex will be all-electric, zero-net energy.

“No one should have an electricity bill,” said architect Kuchman. “Everyone’s electricity should be paid for.”

Extremely efficient building systems and solar panels that generate electricity also contribute to the long-term sustainability of the development – and of the area.

Construction should be finished in mid-February 2015.

The complex should be ready for occupancy soon after that.

Funding came from the U.S. Department of Agriculture, the California Department of Housing and Community Development, California State Treasurer Bill Lockyer, the City of Woodland, Citibank, Wells Fargo, NeighborWorks America, Yocha Dehe Wintun Nation Community Fund, Roseville Bank of Commerce, Dignity

Health – Woodland Healthcare, Bank of America, Comerica Bank, U.S. Bank, Union Bank of California, Mechanics Bank and Insperity.

Citibank, NeighborWorks Capital and Wells Fargo are lenders for the Woodland project.

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.

For information, visit www.mutualhousing.com.