



Mutual Housing California

Mutual Housing at Spring Lake Phase 2 | Woodland, CA | MutualHousing.com



Photos courtesy of Mutual Housing California

“...sustainable healthy homes that provide a safe and comfortable living environment.” *Mutual Housing California*



PROJECT DATA

- **Layout:** 2 bdrm, 2 bath, 1 fl, 943 ft²
- **Climate:** IECC 3B, hot-dry
- **Completed:** April 2019
- **Category:** Affordable Multifamily

MODELED PERFORMANCE DATA

- **HERS Index:** 29% better than 2016 CA Title 24
- **Annual Energy Costs:** without PV \$1,200; with PV \$0 avg./unit
- **Annual Energy Cost Savings:** (vs typical new homes) without PV \$500; with PV \$1,700
- **Annual Energy Savings:** without PV 2,000 kWh; with PV 6,900 kWh
- **Savings in the First 30 Years:** without PV \$20,600; with PV \$70,200

CONTACT

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KEY FEATURES

- **Walls:** 2x6, 16" o.c., R-23 total: blown fiberglass cavity insulation, OSB sheathing, house wrap, composite siding.
- **Roof:** Truss gable roof, radiant barrier, plywood sheathing, asphalt shingles, ES Cool Roof.
- **Attic:** Vented attic: 17.3" R-49 blown-in fiberglass above ceiling joists.
- **Foundation:** Slab-on-grade, vapor barrier, drainage, gravel.
- **Windows:** Double-pane, argon-filled, low-e, vinyl sliding frames, U=0.29, SHGC=0.21.
- **Air Sealing:** All cracks, penetrations, and gaps in interior and exterior walls, attics, and floors sealed with spray foam; gasket at sill plate.
- **Ventilation:** Continuous exhaust fans; passive supply air inlets, MERV 11 filters.
- **HVAC:** Ductless mini-split heat pumps, 10 HSPF, 23 SEER, 12.5 EER. 1 outdoor compressor, 2 indoor air handlers.
- **Hot Water:** Heat pump water heater, 3.7 UEF, 80-gal. Demand management heats at night.
- **Lighting:** 100% LED.
- **Appliances:** ENERGY STAR dishwasher and refrigerator.
- **Solar:** 166.4 kW, community solar, rooftop panels.
- **Water Conservation:** Community laundry greywater recycled for irrigation.
- **Energy Management System:** PV tracking system.
- **Other:** Accessibility features. Low-VOC paints, sealants, adhesives. CARB-compliant composite wood products. Low-VOC bio-based flooring. LEED platinum.

