Mutual Housing at the Highlands is a mixed-income community that includes permanent supportive housing. With outreach through homeless service providers in the community, we have been successful in housing many people who had been long-time residents of the streets and local homeless encampments on the American and Sacramento Rivers. Fully collaborative relationships among supportive service providers, our community organizer, and property management staff support Housing First goals of this community.

**Development Highlights:**

- Developed in support of the Sacramento County 10-Year Plan to End Chronic Homelessness
- First development to be approved under the County’s North Highlands Town Center Development Code
- Obtained partial waiver of County traffic and sewer impact fees
- Provided leverage for County’s new green street and local park improvements
- Build It Green New Home Green Point Rating of 121 was highest in our region to date
- Energy Efficiency: Buildings exceeded Title 24 standards by as much as 40%; highly efficient building envelope, appliances, ductless mini-split heating and tankless water heaters; photovoltaic solar panels for electricity; solar thermal tubes for hot water in laundry
- Other sustainability features: Use of precut lumber, 60% construction waste recycled, reduced parking, low-VOC and low-formaldehyde materials and finishes, water efficient fixtures, drought resistant landscaping with “smart” irrigation, pervious pavers in driveway
- First application in the State to be submitted to State’s Mental Health Services Act Housing Program
- Tax credit allocation and State MHP commitment converted to federal stimulus funding in 2009. There is no permanent loan.
- Rental and operating subsidies from MHSA, Sacramento Housing & Redevelopment Agency. HUD rental subsidies and services funding obtained through Sacramento Continuum of Care.
- Community building, community gardens, free internet access and on-site computer lab
- Outdoor sculpture by local artist
- Sacramento Housing Alliance Community Development Award, 2012
- Sacramento Business Journal Real Estate Projects Award, Finalist 2011-2012
### Site, Number and Size of Residential Units
- 3.5 acres and 25.71 units per acre
- 90 total apartment homes
- 50 studios, 496 square feet
- 16 one-bedroom lofts, 636 square feet
- 12 three-bedroom townhomes, 1722 square feet
- 12 walk-up studios, 423 square feet
- 60 fully accessible and adaptable units

### Development Team
- Owner/Developer: Mutual Housing California
- Property Management: Mutual Housing Management
- Resident Services: Turning Point Pathways, a MHSA provider; Lutheran Social Services of Northern California; and WellSpace Health, a federally qualified health center
- Architect: Sam Davis Architecture and Cynthia Easton Architects
- General Contractor: Sunseri Construction

### Population Served by Income
- 66 units at 30% Area Median Income
- 24 units at 60% AMI

### Financing Sources
- $20,100,000 2009 Federal Stimulus Funds
- $2,975,000 State Mental Health Services Act (MHSA)

### Construction Period
- June 2010 - August 2011

### Total Development Cost
- $19.7 million capital costs
- $23.1 million with capitalized operating reserves