



**NUEVA VISTA**  
**SANTA CRUZ, CA**

## Sustainable Design on a Limited Budget

**Client:** Mercy Housing California  
**Building Size/Acres:** 48 units/1.3 acres  
**Density:** 37 du/ac  
**Completion:** 2003  
**Construction est.:** \$10M  
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**SAN FRANCISCO BUSINESS TIMES** AFFORDABLE HOUSING PROJECT OF THE YEAR

Nueva Vista Family Housing is an example of how a dedicated affordable housing developer can incorporate sustainable design and green building into a project while working within a limited budget. The 48-unit urban infill project located on a 1.3 acre site adjacent to the famed Santa Cruz Boardwalk reduces car trips by including a child care facility and city community center on site, improves the health of residents by using a variety of non-toxic finishes and lowers operating costs by incorporating solar electricity and other energy efficient measures. The project includes a small pocket park that serves as the community focus for this urban neighborhood. The housing is arranged around a secure courtyard with tuck-under parking at each side.

### Design Features

- Community center and daycare center face pocket park
- Courtyard provides secure play area for residents

### Green Features

- Photovoltaics power house electrical system
- Individual gas and electric meters for all units
- No cooling
- Apollo type heaters from individual hot water heaters
- Fully ducted cooking
- Energy Star® appliances, all fluorescent lighting
- Beat CA Title 24 requirements by 15%
- Low E hard coat dual glazing
- Certified Wood
- Low water use landscaping