



Building foundations for opportunity



Los Vecinos One Year Later

In April 2009, Los Vecinos, the 42 unit affordable, highly sustainable community, opened its doors to its first residents. One year later, with generous recognition, innovative resident programming, and duplicated results, Los Vecinos is proof that green building and affordable housing are a perfect match.

To take a look at the green features at Los Vecinos, [Click Here](#).

The Results are In

Los Vecinos exceeds California's strict energy code (2005 Title 24) by 43% and after one year, has garnered savings in energy, water, and dollars.

- Average unit Photovoltaic system is **producing 30%** more electricity than the average family is using, making the entire project a net electricity exporter.
- **Electricity bills** are an average of **62% (\$63 savings) lower** than a nearby affordable housing development (\$39/unit vs. \$102/unit).
- **Water** savings are an average of **56% less** compared to the same nearby development.
- **Tenants save \$600-\$1100 per family per year** in reduced utility costs in comparison to the nearby affordable housing development.



Awards for Los Vecinos

- LEED Platinum Certification
- LEED for Homes Outstanding Multifamily Project Award (National Award)
- Los Vecinos received the highest score in the history of the LEED for Homes Program
- SDGE Award of Excellence and Sustainable
- SDGE Communities Champion Award
- San Diego Earth Works E.A.R.T.H. Award
- SANDEE (San Diego Excellence in Energy) Award for Special Achievement for a Non-profit.
- Mexican-American Business Professional Association, Outstanding Affordable Housing Project of the Year

Simple Green Living in a Small Space

Residents of Los Vecinos have on-going opportunities to participate in workshops promoting the incorporation of green choices into everyday life through a unique curriculum called "[Simple Green Living in a Small Space](#)."

Through this program, the Los Vecinos community has actively tended to the care of the on-site green house (see growth at right), resulting in home grown cooking lessons, learned how to shop in both a green and budget-friendly way, and created their own cleaning products.



Wakeland Award Winning Green Initiative

Knowledge gained in the development of Los Vecinos has already multiplied.

- Wakeland opened Parkside in San Diego's East Village, a 77 unit affordable project with a targeted LEED Platinum design.
- Similar greening techniques are currently being implemented in Wakeland's rehabilitation project, Village Green in San Diego's college area.



This commitment to incorporating green into all future developments won Wakeland the **Multi-Housing News Green Initiatives Award**.

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