



**MERRITT CROSSING**  
OAKLAND, CALIFORNIA

**838** tons of carbon offset

**46%** reduction from National Average EUI

**87%** reduction in construction waste

**LEED® Facts**

Merrit Crossing  
Oakland, CA

LEED for Homes  
Certification awarded July 2012

**Platinum 85.5\***

Sustainable Sites 16/22

Water Efficiency 9/15

Energy & Atmosphere 20.5/38

Materials & Resources 12/16

Indoor Environmental Quality 11/21

Locations & Linkages 10/10

Awareness & Education 2/3

Innovation & Design 5/11

*\*With a Home Size Adjustment of -9.5*





## MERRITT CROSSING

# Affordable Housing in the San Francisco Bay Area

Merritt Crossing offers top-notch housing opportunities for seniors with limited resources

## PROJECT BACKGROUND

Since the beginning of 2013, Satellite Affordable Housing Associates has worked to provide low-income residents of the Bay Area, a region notorious for its premium housing with prices to match, with affordable housing options through their low-cost home rental programs. When the opportunity to turn an abandoned gas station lot into a new apartment site opened up in 2008, SAHA viewed it as a chance to meet the needs of their future residents with a holistic, environmentally friendly approach. What resulted was the blueprint for one of the greenest apartment complexes in Oakland, and the transformation of a once neglected neighborhood.

## STRATEGIES AND RESULTS

Merritt Crossing stands apart in the San Francisco community not only for serving disadvantaged seniors but also for being one of the most rigorous green building projects in the area. During the design process, special attention was paid to attaining superior indoor air quality, providing extensive day lighting, and maximizing the efficiency of the building. One of the perks of living in the Bay Area is the walkability of the region. With a perfect score of 10/10 in Location and Linkages, members of the Merritt Crossing community have easy access to multiple resources such as the BART transit system, buildings of worship, parks, markets, and counseling centers.

In addition to leveraging the site's ideal location, Leddy Maytum Stacy Architects maximized the building's efficiency with a variety of measures, and the building is expected to use over 40% less energy than the already stringent 2008 California Energy Code requires. Outfitted with solar water panels that heat more than 70% of the building's hot water, photovoltaic panels on the roof that provide 47MWh of electricity yearly, and high-performance windows that allow moderate heat gain while limiting potential overheating, the sun meets a significant portion of the building's energy demands. Merritt Crossing further minimizes energy use by exclusively using ENERGY STAR appliances, including commercial clothes washers for the common laundry.

Because many of the residents of Merritt Crossing have health sensitivities and the building is near a busy freeway, having a high standard for indoor air quality was key during the project. The building was tested to verify airtightness and unit compartmentalization, and fresh air is provided from a central rooftop air handler and high-efficiency filtration system. Also, only formaldehyde-free and environmentally friendly products were used. The building features linoleum flooring, fiber-cement siding, bamboo paneling, and low-emission carpeting. The completion of the Merritt Crossing apartments resulted in its certification by not only LEED, but also Build It Green, ENERGY STAR, and Bay-Friendly Landscaping.

## ABOUT SATELLITE AFFORDABLE HOUSING ASSOCIATES

SAHA started off as two different organizations; Satellite Housing, founded in 1966, and Affordable Housing Associates, founded in 1993. Both groups shared a mission of providing durable, high-quality housing in California to people who have limited resources. In 2013, the two companies merged to create one of the most recognized affordable housing organizations in the United States with collectively more than 170 members and over 2,600 affordable homes to date.

## ABOUT LEDDY MAYTUM STACY ARCHITECTS

Since its founding in 1982, LMS Architects has upheld a standard to create high-performing buildings that incorporate modern technologies, environmental awareness, and distinguishable designs. For the last 3 decades, LMS Architects has been nationally recognized for its environmentally responsible buildings with respect to land, purpose, health, and surroundings.

“Every aspect of the LEED for Homes program, from its emphasis on early collaboration in the design process to educating tenants and homeowners, provides a thoughtful and concise framework to help projects like Merritt Crossing evaluate and achieve its sustainability goals.”

- Aubra Levine, Satellite Affordable Housing Associates



**Architect:** Leddy Maytum Stacy Architects  
**Civil Engineer:** Luk & Associates  
**HERS Rater:** Gilleran Energy Management  
**Contractor:** Nibbi Brothers Construction  
**Landscape Architect:** Cliff Lowe Associates  
**LEED Rater:** Beyond Efficiency  
**MEP Engineer:** MHC Engineers  
**Structural Engineer:** KPFF Consulting Engineers  
**Project Size:** 50,000 Sq. ft.

Photographs Courtesy of: Tim Griffith

## ABOUT EARTH ADVANTAGE

Earth Advantage provides verification services related to the LEED for Homes program. As a LEED for Homes Provider, they possess experience and expertise to assist project teams in the construction of high performance, sustainable homes. A LEED provider has several roles in the community they serve.



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