



[Click to enlarge](#)

### **Murphy Ranch**

The users are low income families. The Murphy Ranch Townhomes provides 3 and 4 bedroom townhomes with hydronic heating and cooling, all low-voc finishes, private backyards, a community building with computer lab and a solar heated swimming pool. There are ADA one story flats and units for the sight and hearing disabled. Finishes include: linoleum floors, recycled content carpet tiles, all fluorescent light and the units exceed California Energy Requirements [Title 24] by 25%.

The project is 14 units per acre, 2 story townhouses designed to reflect the surrounding rural feeling of Morgan Hill, just 20 miles south of San Jose. Low water landscape is utilized. Photovoltaics on the carports and community building provide over 90% of the common area electricity.

Murphy Ranch shows that 100% affordable, rental apartments can be an attractive addition to the community. The development has been well accepted by the community and is a model of energy efficiency.

Green building strategies include: Exceeding Title 24 by 25%; no-voc finishes such as linoleum, interior paints and cabinets; individually controlled hydronic heating and cooling; all double glazed operable windows, Interface carpet tiles; non-formaldehyde batt insulation; all gas appliances; all energy-star appliances; wheat-board office furniture; Smith & Hawken sustainable teak furniture; hardiboard siding; common-area photovoltaics; all low-flow water fixtures and engineered structural lumber;

The project exceeds Title 24 by 25%; uses all Energy Star Appliances, has been awarded a State of California "Flex Your Power" award for energy savings; uses all gas appliances; has a solar heated swimming pool and shower and provides over 90% of its common area electricity with photovoltaic panels. Individual unit HVAC is an "Apollo" hydronic loop heating and cooling system.

**Photos and text courtesy of First Community Housing**