



Villas del Paraiso

Watsonville, CA

Family Housing

In the spring of 2000, Mid-Peninsula Housing Coalition purchased Marmo's, a trailer park set on a hillside next to Pinto Lake in unincorporated Santa Cruz County, in order to convert it to permanent affordable housing. The park had a long history of mismanagement, including safety and sanitation problems, and was at risk of closure. In order to make the site habitable again, several

environmental challenges on the hillside needed to be overcome. Though an extensive amount of grading was required, the new site design did not increase the amount of storm water run-off into the lake and many large oak trees were preserved. The previously damaged lake front habitat was also restored.



Villas del Paraiso includes 22 multi-family residential buildings of two to three units each. A community facility includes amenities such as a multi-use community room with kitchen, computer lab, laundry room, and the manager's apartment. Outdoor amenities include

two playgrounds, a soccer field, a basketball hoop, a viewing dock at the lake, and space for a community garden. Mid-Peninsula Housing Services Corporation provides a services coordinator who assists residents with access to social services to meet identified community needs.

Villas del Paraiso is the first project in which MPHC has used manufactured housing, which was required by County ordinance. Each residential building was built in sections in an off-site factory. After fabrication, the sections were delivered, and "stitched" together to form each building. In the case of the community building, which is two-stories, a crane was used to lift the sections in place.

The development required the collaboration of MPHC with many community stakeholders, including residents at Marmo's. In recognition of the promise of the new community, the former Marmo's residents chose the name Villas del Paraiso (Paradise Villas) for the newly constructed development. Due to the development's location in an important agricultural region, two-thirds of the units are reserved for farm workers.



Developer

Mid-Peninsula Housing Coalition
Property Management
Mid-Peninsula Housing
Management Corporation

Development Type

2005 New Construction: single-story
apartments

Construction Type

Wood Frame Manufactured Housing

Site Area: 4 buildable/27 total acres

Density: 12.75 units/acre

Parking Ratio: 1:1 118 spaces

Development Profile

| Type | No/ Units | Size (sf) |
|-------|--------------|--------------|
| 1 BR | 10 | 578-635 |
| 2 BR | 24 | 790-864 |
| 3 BR | 12 | 1,099 |
| 4 BR | 5 | 1,224 |
| TOTAL | 51 | |

Amenities

Playgrounds, community room with kitchen, laundry room, soccer field, dock, community garden, on-site services

Resident Profile

Families earning up to 50% of AMI; 33 units reserved for farm workers

Funders

- Alliant Capital (Tax Credit Investor)
- County of Santa Cruz Redevelopment Agency
- Federal Home Loan Bank AHP/Citibank
- Rural Community Assistance Corporation
- State HCD funds
- Wells Fargo Bank
- S.H. Cowell Foundation (pre-development)

Architect

Paul Wang
Berger Detmer Ennis
SSA Landscape

Contractor

Segue Construction

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