



Jardines del Valle

Watsonville, CA

Family Housing

Jardines del Valle was named by the residents who were relocated into trailers during the transformation of Murphy's Camp from one of California's oldest and most dilapidated "bracero" camps for farm laborers, into the "Gardens of the Valley." Murphy's Camp in Watsonville had been the target of a lawsuit and its residents had lived in squalor

amid gang violence and drug-related activities.

After the State of California stepped in to try to bring the camp up to code and the lawsuit was finally settled, Mid-Peninsula Housing Coalition purchased the camp in order to maintain it as affordable housing for farmworker families.

The camp was gutted and completely renovated inside and out. Eighteen attractive two-, three-, and four-bedroom apartments replaced the dilapidated camp quarters. The density is low (3.6 units per acre) because of the amount of land needed for

the leachfield for the septic system. The amenities include a children's playground, barbecues, and a soccer field. A new community room and a computer center have replaced the former men's communal bath. Mid-Peninsula Housing Coalition has won two national awards for its turnaround of Jardines del Valle: a Maxwell Award of Excellence from the FannieMae Foundation, and the National Tax Credit Excellence Award from the Affordable Housing Tax Credit Coalition.



Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

1997 Acquisition and rehabilitation of a farm labor camp into 18 family units and other amenities

Construction Type

Wood frame with composition shingle roofs

Site Area:

5 acres

Density:

3.6 units/acre

Parking Ratio:

2.4:1 44 spaces

Development Profile

Type	No/Units	Size (sf)
2 BR	2	640-860
3 BR	12	950
4 BR	4	1200
TOTAL	18	

Amenities

Playground; community room; computer center; community gardens

Resident Profile

Families earning 30% to 60% of area median income

Funders

- County of Santa Cruz Redevelopment Agency
- State of California HCD & CHRP-R
- Community Foundation of Santa Cruz County
- Merritt Community Capital Corporation (tax credit investor)
- Private donors

Contractor

C. W. Driver

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