

MANZANITA PLACE

INCLUSIONARY FAMILY HOUSING

East Garrison, CA



Located on the former Fort Ord Army Base in Monterey County, **Manzanita Place** is the first completed development within the East Garrison master-planned neighborhood which provides a smart growth approach to community planning. Manzanita Place provides 66 families with affordable rental housing, which, once East Garrison is fully developed, will be close to shopping, public parks and historic sites.

Constructed on two non-contiguous sites, Manzanita consists of 10 garden-style buildings. Amenities include a community center, computer lab and after school program classroom, children's play areas, resident community gardens, and several outdoor courtyards.



Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction of garden style apartments with walk-up grade		
Construction Type	Wood frame construction		
Site Area:	3.37 acres		
Density:	20 units / acre		
Parking Ratio:	2 : 1 – 134 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	11	608
	2 BR	27	785 - 827
	3 BR	22	1040 - 1110
	4 BR	6	1202
	TOTAL	66	
Amenities	Community room; computer lab and after school program classroom; children's playground; community gardens		
Services Offered	<ul style="list-style-type: none"> • After School Program: homework assistance, youth leadership, college readiness • Summer Youth Program: field trips, academic enrichment, physical activity • Parent workshops: educational and social topics • Health and wellness programs • Vocational development and career enrichment • Computer training • Financial literacy first time home buyers' education 		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • California Department of Housing and Community Development <ul style="list-style-type: none"> - Neighborhood Stabilization Program - HOME • Wells Fargo Bank 		
Architect	Zimmerman + Associates		
Contractor	Johnstone Moyer, Inc.		

All residents have access to MidPen's onsite programs and services, including a robust after school program and adult education program. Residents will also enjoy the features throughout the East Garrison community, such as walkable access to an arts district, restored historical buildings, a public library, and the town center. Manzanita Place will be part of a vibrant area where residents of all income levels can live, work, shop, and play.

Manzanita Place | 17900 Kearny Street, East Garrison, CA 93933

For more information contact: MidPen Housing

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