

# PARKHURST TERRACE

FAMILY HOUSING  
Aptos, CA



**Parkhurst Terrace** provides quality housing for 68 low-income families at a site that was once a dilapidated trailer park. In response to a request from Santa Cruz County, MidPen Housing Corporation purchased the Golden Torch RV park, where scores of families lived in substandard conditions that included serious health and sanitation code violations. MidPen cleared the site and found a way to nestle 18 clusters of homes on the challenging 6-acre site, which occupies a steep hillside.



Completed in Dec. 2007, Parkhurst Terrace includes townhouses and flats, a community center, laundry facilities and several play areas. The

youth of Parkhurst Terrace have access to after-school and summer programs and a computer lab. Adult residents benefit from on-site vocational and computer training, ESL classes, and health and wellness programs.

What was once a crowded, unsafe and unsanitary trailer park is now a beautiful, stable family neighborhood.

|                            |  |            |                        |
|----------------------------|--|------------|------------------------|
| <b>Developer</b>           | MidPen Housing Corp.   |            |                        |
| <b>Property Management</b> | MidPen Property Management Corp.   |            |                        |
| <b>Development Type</b>    | 2007 new construction: townhouses and apartments   |            |                        |
| <b>Construction Type</b>   | Wood frame   |            |                        |
| <b>Site Area:</b>          | 5.9 acres  |            |                        |
| <b>Density:</b>            | 11.5 units / acre  |            |                        |
| <b>Parking Ratio:</b>      | 2.1 : 1 – 137 spaces   |            |                        |
| <b>Development Profile</b> | <b>Type</b>  | <b>No.</b> | <b>Size Units (sf)</b> |
|                            | 1 BR   | 5          | 700                    |
|                            | 2 BR   | 28         | 988                    |
|                            | 3 BR   | 29         | 1116                   |
|                            | 4 BR   | 6          | 1380 - 1400            |
|                            | <b>TOTAL</b>   | <b>68</b>  |                        |
| <b>Amenities</b>           | Community room; computer center; laundry facilities; playgrounds; onsite services  |            |                        |
| <b>Services Offered</b>    | Computer training and open hours<br>Enriching afterschool programs<br>Educational summer programs<br>Health, wellness, and fitness programs<br>Nutritional education and cooking programs<br>Connection to community resources   |            |                        |
| <b>Resident Profile</b>    | Families earning up to 60% of the Area Median Income   |            |                        |
| <b>Funders</b>             | <ul style="list-style-type: none"> <li>• US Bank (Tax Credit Investor)</li> <li>• Wells Fargo (Tax-Exempt Bonds)</li> <li>• State HCD MHP and HOME funds</li> <li>• County of Santa Cruz Redevelopment Agency</li> <li>• Federal Home Loan Bank (AHP/Greater Bay Bank)</li> <li>• Cowell Foundation</li> </ul> |            |                        |
| <b>Architect</b>           | BDE Architecture   |            |                        |
| <b>Contractor</b>          | Johnstone Moyer, Inc.<br>Douglas Ross Construction, Inc.   |            |                        |

**Parkhurst Terrace** | 100 Parkhurst Circle, Aptos, CA 95003

**For more information contact: MidPen Housing**

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: info@midpen-housing.org

