

PIPPIN ORCHARDS APARTMENTS

FAMILY HOUSING

Watsonville, CA



MidPen
HOUSING



Pippin Orchards Apartments is the result of a multi-jurisdictional effort to bring much-needed affordable housing to southern Santa Cruz County. It is the result of a visionary partnership between the City of Watsonville, the County of Santa Cruz and Housing Authority of the County of Santa Cruz, and MidPen Housing. Pippin Orchards began construction in December 2016 and welcomed residents in November 2018.

Pippin Orchards Apartments provides 46 affordable homes for families, including two units that are reserved for transition-aged-youth who have experienced homelessness, and six units that



are reserved for residents with developmental disabilities. Those residents receive supportive services and case management in collaboration with the San Andreas Regional Center and Housing Choices Coalition. All residents of Pippin Orchards have access to onsite amenities as well as a full suite of services and programs, including financial capabilities classes, workforce development, and an after school program, coordinated by MidPen Services. Grocery stores, shopping, and bus lines are within walking distance of the community.

Residents of Pippin Orchards enjoy a landscaped courtyard with a children's playground and gardening boxes. Other amenities include a computer lab, after school program classroom, a community room with kitchen for resident gatherings, and secured bicycle storage space. Pippin Orchards Apartments overlook a seasonal wetland with views of the Pajaro Hills to the east of Watsonville.

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| Developer | MidPen Housing Corp. | | |
| Property Management | MidPen Property Management Corp. | | |
| Development Type | New construction, Infill development | | |
| Construction Type | Type V - wood frame | | |
| Site Area: | 3.7 acres (with 2.6 buildable acres) | | |
| Density: | 20 units / acre | | |
| Parking Ratio: | 2.56 : 1 – 118 spaces | | |
| Development Profile | Type | No. | Size Units (sf) |
| | 1 BR | 3 | 710 |
| | 2 BR | 29 | 880 |
| | 3 BR | 14 | 1,192 |
| | TOTAL | 46 | |
| Amenities | Community room with kitchen; computer lab; bicycle storage space; children's playground; open courtyard; BBQ; gardening boxes | | |
| Services Offered | <ul style="list-style-type: none"> • Academically-based after school and summer programs for youth • Financial capabilities classes • Workforce development • Health and wellness programs • Computer lab and assistance • Case management • Connection to community resources | | |
| Resident Profile | Families earning up to 60% of the Area Median Income | | |
| Funders | <ul style="list-style-type: none"> • City of Watsonville • County of Santa Cruz • Housing Authority of the County of Santa Cruz • California Tax Credit Allocation Committee • MUFG Union Bank | | |
| Architect | Dahlin Group Architecture Planning | | |
| Contractor | L&D Construction | | |

Pippin Orchards Apartments | 56 Atkinson Lane, Watsonville, CA 95076

For more information contact: MidPen Housing

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