

SAN ANDREAS

FARMWORKER FAMILY HOUSING

Watsonville, CA



San Andreas represents the remarkable transformation of a dilapidated farm labor camp into a model affordable housing community for farmworker families.

The San Andreas labor camp had been deemed uninhabitable by the County of Santa Cruz. MidPen Housing acquired the property, worked through a maze of complicated legal challenges and obstacles, provided financial support to a local nonprofit agency to help relocate the residents and literally burned the camp to the ground.



When San Andreas reopened, all of the prior residents who wanted to return were rehoused in spacious townhouses or flats with backyards for private gardens.

San Andreas is located amid the strawberry fields where many of its residents work. In keeping with that environment, the design features simple, farm-like buildings. The community building includes a sheriff's substation, a common room and a computer lab where after school and summer programs are held. MidPen Resident Services staff have set up partnerships with many community groups to provide ESL classes, summer programs, and other services.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2001 new construction: two-story townhouses and flats		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	5.0 acres		
Density:	8.6 units / acre		
Parking Ratio:	2.5 : 1 – 109 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	2	679
	2 BR	4	768 - 821
	3 BR	24	1135 - 1139
	4 BR	12	1305 - 1347
TOTAL	42	+ manager's unit	
Amenities	Courtyard/playground; community room; computer lab; onsite services provided by local agencies		
Services Offered	After school tutoring Weekly food programs Computer training Financial literacy courses Home buyers' education Connection to community resources		
Resident Profile	Families earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • County of Santa Cruz RDA • HCD - HOME Program • Federal Home Loan Bank - AHP • GE Capital (tax credit investor) • Union Bank • Agri-Culture 		
Architect	Zimmerman-Welschmeyer Architects		
Contractor	Douglas Ross Construction		

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