

ST. STEPHENS

SENIOR HOUSING
Santa Cruz, CA



One of the fastest growing populations experiencing housing challenges in Santa Cruz County are seniors. As the result of an innovative collaboration with the faith based community, **St. Stephens Senior Housing** responds to this need by providing 40 new affordable apartment homes to low-income seniors, including senior veterans and frail elderly, in Santa Cruz's Live Oak neighborhood. St. Stephens began construction in spring 2016 and will welcome residents in spring 2017.

In 2010, through their work with COPA (Community Organized for Relational Power and Action), St. Stephen's Lutheran Church identified the need to provide affordable housing for seniors in the Santa Cruz community. The following year



the Church agreed to ground lease a portion of their property for affordable senior housing. Perfectly positioned along the Soquel Avenue corridor just a block from the Santa Cruz city limits, St. Stephens is in close proximity to many amenities and community services, including bus lines, a public park, supermarkets, pharmacies, the Palo Alto Medical Foundation, and Dominican Hospital.

MidPen Resident Services Corporation will provide on-site services staff to offer health and wellness services, educational programming, and targeted case management. Five units will be reserved for senior veterans and another five units for frail elderly, and extensive supportive services will be provided to those residents in collaboration with the VA Palo Alto Healthcare System HUD-VASH Program and the Health Projects Center. All services and supports are designed to help the senior residents age in place and live healthy, independent lives.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction in partnership with St. Stephen's Lutheran Church		
Construction Type	Two-story Type VB wood framed building		
Site Area:	1.79 acres		
Density:	22.35 units / acre		
Parking Ratio:	.9 : 1 – 36 spaces (4 shared with church)		
Development Profile	Type	No.	Size Units (sf)
	Studio	4	416
	1 BR	32	674
	2 BR	4	850
	TOTAL	40	
Amenities	Community room; computer lab; laundry room; fitness center; outdoor exercise stations; community gardens; courtyard; bocce ball court; BBQ area		
Services Offered	Health & Wellness Programming: <ul style="list-style-type: none"> •Cooking classes and nutrition workshops •Group exercise classes •Onsite health screens and assessments •Targeted case management to veterans Educational & Social Programming: <ul style="list-style-type: none"> •Computer literacy courses •Arts and crafts •Other social events and field trips Connections to Community Resources		
Resident Profile	Seniors earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> •County of Santa Cruz •Housing Authority of the County of Santa Cruz •California Tax Credit Allocation Committee •Wells Fargo 		
Architect	Herman Coliver Locus Architecture		
Contractor	L&D Construction		

St. Stephens Senior Housing | 2510 Soquel Avenue, Santa Cruz, CA 95062

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