

SUNNY MEADOWS

FAMILY HOUSING

Watsonville, CA



MidPen
HOUSING



Sunny Meadows is a newly renovated affordable housing community for 200 families in Watsonville. Originally constructed in 1971, Sunny Meadows was acquired by MidPen Housing in 2010 when the original owners, Green Valley Apartments - a nonprofit housing corporation formed by the First United Methodist Church and United Presbyterian Church - were looking to sell and wanted to ensure that the new owner was committed to preserving affordability for existing and future residents.



Sunny Meadows underwent an extensive rehabilitation of its

residential buildings, community spaces, and open areas. This renovation, of one of the largest apartment complexes in Santa Cruz County, resulted in a more sustainable, environmentally-friendly development — to both reduce its carbon footprint and help residents lower their monthly utility bills. Some enhancements include: full kitchen replacements with new appliances, cabinetry and counters, and energy-efficient lighting fixtures; full bathroom replacements with new exhaust fans, cabinetry, low-flow toilets and plumbing systems; and new windows and flooring. In addition, roofs were replaced and photovoltaics were installed, and buildings received new paint and façades.

Sunny Meadows' community building was also completely rehabilitated, and now includes a kitchen, management offices, and an After School Program classroom and computer lab. MidPen Resident Services also provides a number of onsite programs and services for residents including a robust after school program for youth and family health and wellness programs.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	Rehabilitation of two-story garden-style apartments		
Construction Type	Wood frame construction		
Site Area:	14 acres		
Density:	14.29 units / acre		
Parking Ratio:	1.61 : 1 – 321 spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	24	440
	1 BR	32	625
	2 BR	64	784
	3 BR	64	896
	4 BR	16	1150
	TOTAL	200	
Amenities	Community room with kitchen; after school program classroom with computer lab; children's playground; patio area		
Services Offered	Academically-based after school and summer programs for youth Teen college-prep programs Vocational development Health and wellness programs Computer lab Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	• City of Watsonville • California Tax Credit Allocation Committee • Wells Fargo Bank		
Architect	Dahlin Group Architecture Planning		
Contractor	L&D Construction		

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