

VILLAS DEL PARAISO

FAMILY & FARMWORKER FAMILY HOUSING

Watsonville, CA



In the spring of 2000, MidPen Housing purchased Marmo's, a dilapidated trailer park that was at-risk of closure in order to convert it to permanent affordable housing. Completing extensive land renovations and habitat preservations, the hillside next to Pinto Lake in unincorporated Santa Cruz became **Villas del Paraiso**, affordable housing for farmworker families. The community also marks MidPen's first development constructed using pre-fabricated, manufactured housing materials as required by city ordinances.



Villas del Paraiso includes amenities such as a multi-use community room with kitchen, computer lab, and laundry room. Outdoors, there are two playgrounds, a soccer field, a basketball hoop, a viewing dock on the lake, and space for a community garden. In recognition of the promise of the new community, the former Marmo's residents chose the name Villas del Paraiso (Paradise Villas) for the newly constructed development.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2005 New construction: single-story apartments		
Construction Type	Wood frame manufactured housing		
Site Area:	27 acres / 4 buildable acres		
Density:	12.75 units / acre		
Parking Ratio:	2.3 : 1 – 118 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	10	578 - 635
	2 BR	24	790 - 864
	3 BR	12	1099
	4 BR	5	1224
TOTAL	51		
Amenities	Playgrounds; community room with kitchen; laundry facilities; soccer field; boat dock; community gardens		
Services Offered	After school tutoring Food assistance Summer enrichment programs Computer training Financial literacy courses		
Resident Profile	Families earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • Alliant Capital • County of Santa Cruz Redevelopment Agency • Federal Home Loan Bank AHP/Citibank • Rural Community Assistance Corporation • State HCD Funds • Wells Fargo Bank • S.H. Cowell Foundation 		
Architect	Paul Wang & Associates / BDE Architecture		
Contractor	Segue Construction		

