

VISTA MEADOWS

SENIOR HOUSING

Hollister, CA

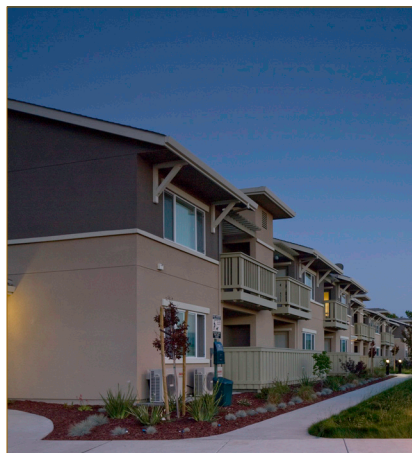


MidPen
HOUSING



Vista Meadows marks MidPen's first development in the City of Hollister and the County of San Benito. The community consists of two residential buildings with a community room, computer lab, and large common courtyard in between.

Extensive photovoltaic panels on the roofs and carports power all common spaces as well as the private units, reducing or eliminating the residents' electric bills. This solar power helps the seniors, many of whom are on fixed incomes, more predictably manage their money month-to-month. Other green features include



solar thermal hot water from central boilers, ENERGY STAR appliances, and high-performance Low-E windows. In addition, all units have been equipped with durable granite countertops, carpet tiles that allow for worn or stained portions to be replaced in sections, and private balconies or patios that overlook the drought-tolerant, meadow-like landscaping.

Residents enjoy picnics and barbeques in the trellised courtyard and grow vegetables, herbs, and flowers in the community gardens.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2011 new construction of two-story residential flats and one-story common center		
Construction Type	Type V Wood Frame		
Site Area:	3.1 acres		
Density:	23.2 units / acre		
Parking Ratio:	1.08 : 1 – 78 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	67	565
	2 BR	5	750
	TOTAL	72	
Amenities	Community room; computer center; courtyard; laundry facilities; private balconies and patios		
Services Offered	Services are offered by a local senior services agency: Jovenes de Antaño		
Resident Profile	Seniors earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none">•City of Hollister Redevelopment Agency•U.S. Bank•J.P. Morgan•NEF•California Department of Housing and Community Development (HOME)•American Recovery and Reinvestment Act		
Architect	TWM Architects		
Contractor	Kent Construction South County Community Builders		
Development Services	South County Housing		

Vista Meadows | 108 East Park Street, Hollister, CA 95023

For more information contact: MidPen Housing

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: info@midpen-housing.org

