

# SCHAPIRO KNOLLS

FAMILY HOUSING  
Watsonville, CA



**Schapiro Knolls**, named in honor of former Santa Cruz County Housing Chief Erik Schapiro, is the result of a visionary partnership between the County of Santa Cruz and MidPen Housing to provide affordable homes for families in Watsonville. This marks the first community to be built under the county's plan to re-zone key sites in support of affordable housing. The construction of the community is also paired with offsite improvements, including a new traffic signal and sidewalks, which benefits the whole neighborhood.

Spread amongst 18 buildings, Schapiro Knolls' 88 apartments for families complements the neighborhood's existing single-family homes. The community also includes large, open outdoor spaces



with pathways, play areas for children, and a community room. Residents further enjoy a computer lab, after school program classroom, meeting rooms, barbeque areas, and a community garden - all of which enhance the ability for MidPen Resident Services to offer onsite social, educational, vocational and health & wellness programs to residents. With sustainable features which include a Photovoltaic system (solar panels) to offset the community's common electricity costs, drought-tolerant landscaping, Energy Star appliances and high efficiency lighting, Schapiro Knolls expects to achieve a 150 GreenPoint Rating.

Schapiro Knolls demonstrates how affordable rental communities can enhance existing residential neighborhoods through vibrant, high-quality housing with attractive common areas.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	New construction: two- and three-story apartments and townhouses		
<b>Construction Type</b>	Walk-up wood frame construction		
<b>Site Area:</b>	6.9 acres		
<b>Density:</b>	20 units / acre net		
<b>Parking Ratio:</b>	2.7 : 1 – 241 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	1 BR	22	621 - 628
	2 BR	31	835
	3 BR	28	1138 - 1314
	4 BR	7	1257
<b>TOTAL</b>	<b>88</b>		
<b>Amenities</b>	Extensive community space includes: community room; computer lab; playground; community garden; fitness center; after school program classroom		
<b>Services Offered</b>	<ul style="list-style-type: none"> <li>• After School Program: homework assistance, youth leadership, college readiness</li> <li>• Summer Youth Program: field trips, academic enrichment, physical activity</li> <li>• Parent workshops: educational and social topics</li> <li>• Health and wellness programs</li> <li>• Vocational development and career enrichment</li> <li>• Computer training</li> <li>• Financial literacy first time home buyers' education</li> </ul>		
<b>Resident Profile</b>	Families with incomes at 30% to 50% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>• County of Santa Cruz</li> <li>• California Department of Housing and Community Development</li> <li>• California Tax Credit Allocation Committee</li> <li>• Union Bank</li> </ul>		
<b>Architect</b>	LPMD Architects		
<b>Contractor</b>	L&D Construction		

**Schapiro Knolls** | 33 Minto Road, Watsonville, CA 95076

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