

1500 CAPITOLA ROAD HOUSING

FAMILY & SUPPORTIVE HOUSING

Santa Cruz, CA



MidPen
HOUSING



1500 Capitola Road Housing is the result of a partnership between MidPen Housing, Santa Cruz Community Health Centers, and Dientes Community Dental Care to provide affordable housing and healthcare services to the Live Oak area of Santa Cruz County. The affordable housing community marks the final phase of a campus that co-locates affordable housing with affordable healthcare services, the first of its kind in Santa Cruz County. Construction on 1500 Capitola Road Housing began in March 2022 and will welcome 57 households in fall 2023.

The community will serve families and households with supportive housing needs, including individuals who have experienced homelessness.



All residents will have access to services onsite, as well as case management for those with supportive housing needs.

The partnership developed at the 1500 Capitola Road campus was built upon the common understanding that access to both high-quality healthcare services and permanent housing - two social determinants of health - can increase quality of life by improving overall wellness. 1500 Capitola Road Housing residents and other Live Oak community members will have access to low-cost medical and dental care in one place.

Developer	MidPen Housing Corp.			
Property Management	MidPen Property Management Corp.			
Resident Services	MidPen Services			
Development Type	New construction - infill development; 3-story garden-style walk-up			
Construction Type	Type V			
Site Area:	2.36 acre			
Density:	24 units / acre			
Parking Ratio:	1.1 : 1 – 61 spaces			
Development Profile	Type	No.	Unit Size (sf)	Rent Range
	1 BR	26	611	\$575 - 1,816
	2 BR	15	917	\$668 - 2,158
	3 BR	16	1,244	\$749 - 2,470
	TOTAL	57		
Amenities	Community room with kitchen; learning center; multipurpose meeting room; staff offices; central courtyard; BBQ grills; playground; secured bicycle storage; laundry facilities			
Services Offered	<ul style="list-style-type: none">• Adult education services• Financial literacy classes• Independent living skills• Exercise and nutrition support• Employment preparation• Onsite case management• Connection to community resources			
Resident Profile	Households earning between 30% and 80% 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• California Department of Housing and Community Development• Wells Fargo• California Community Reinvestment Corporation (CCRC)• Federal Home Loan Bank of San Francisco• Central California Alliance for Health• Central Coast Community Energy			
Architect	Wald Ruhnke & Dost Architects			
Contractor	Bogard Construction, Inc.			

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