

# PIPPIN PHASE II

## FAMILY & FARMWORKER HOUSING

Watsonville, CA



**Pippin Phase II** is the result of a multi-jurisdictional effort to bring much-needed affordable housing to southern Santa Cruz County. This is the second phase of a three-phase development project to create affordable housing communities for low-income residents, including agricultural workers households and households with supportive housing needs.

Phase I, Pippin Orchards, completed construction in fall 2018 and provides 46 affordable apartments for families. Pippin Phase II, 80 affordable apartments, started construction in June 2022 and is expected to



welcome residents in February 2024. Thirty-nine apartments are designated for agricultural worker households, and 12 apartments are set aside for households with supportive housing needs. Pippin Phase II overlooks a seasonal wetland with views of the Pajaro Hills to the east of Watsonville. The community is all-electric, with photovoltaic panels and water efficient irrigation systems.

All residents of Pippin Orchards will have access to onsite amenities as well as a full suite of services programs, coordinated by MidPen Services. Grocery stores, shopping and bus lines are within walking distance of the community.

<b>Developer</b>	MidPen Housing Corp.			
<b>Property Management</b>	MidPen Property Management Corp.			
<b>Resident Services</b>	MidPen Services			
<b>Development Type</b>	3-story, garden style walk-up			
<b>Construction Type</b>	Type VA			
<b>Site Area:</b>	14.83 acres (4.53 acres developable)			
<b>Density:</b>	20 units / acre			
<b>Parking Ratio:</b>	1.71 : 1 – 137 spaces			
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Unit Size (sf)</b>	<b>Rent Range</b>
	1 BR	32	558	\$821 - 1,642
	2 BR	24	844	\$985 - 1,969
	3 BR	24	1,140	\$1,139 - 2,277
	<b>TOTAL</b>	<b>80</b>		
<b>Amenities</b>	Community room with kitchen; learning center; staff and case management services offices; exterior common open space including a play and recreational areas, and barbeque and picnic areas; secured bicycle storage; laundry facilities			
<b>Services Offered</b>	<ul style="list-style-type: none"> <li>• Adult education services</li> <li>• After-school programming</li> <li>• Financial literacy classes</li> <li>• Health and well-being programs</li> <li>• Employment preparation</li> <li>• Onsite case management</li> <li>• Connection to community resources</li> </ul>			
<b>Resident Profile</b>	Households earning between 30% and 60% of the Area Median Income			
<b>Funders</b>	<ul style="list-style-type: none"> <li>• County of Santa Cruz</li> <li>• Housing Authority of the County of Santa Cruz</li> <li>• California Department of Housing and Community Development</li> <li>• California Tax Credit Allocation Committee</li> <li>• Central Coast Community Energy</li> <li>• Land Trust of Santa Cruz County</li> <li>• California Community Reinvestment Corporation</li> <li>• Wells Fargo</li> </ul>			
<b>Architect</b>	DAHLIN Group, Inc.			
<b>Contractor</b>	L&D Construction Co., Inc.			

**Pippin Phase II** | 78 Atkinson Ln., Watsonville, CA 95076

**For more information contact: MidPen Housing | [www.midpen-housing.org](http://www.midpen-housing.org)**

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