

# SPARROW TERRACE

## FAMILY HOUSING

Watsonville, CA



**Sparrow Terrace** (formerly known as Miles Lane) is an innovative development borne out of a collaboration between MidPen Housing and Encompass Community Services in Watsonville, CA. This partnership aims to address the community's pressing needs for affordable housing and expanded behavioral health services.

MidPen's Sparrow Terrace will offer 72 affordable rental homes in six buildings, including a community building, complemented by a lush garden-style design with green spaces and a revitalized wetlands habitat. Thirty-five of the homes will be set aside for farmworker families, and six apartments will serve formerly homeless individuals. All residents will have access to onsite services, and people with supportive housing needs will receive intensive case management from the County of Santa Cruz Health Services Agency as well as support from MidPen Resident Services staff.

By obtaining a density bonus from the City of Watsonville and acquiring an adjacent parcel, MidPen was able to increase the number of affordable homes on the site. Sparrow Terrace began construction in mid-2022 and is expected to welcome new residents home in Summer 2024. Next door, Encompass Community Services will be replacing an outgrown facility with its new Sí Se Puede Behavioral Health Center, a comprehensive campus with a range of bilingual care options from residential and outpatient treatment to family therapy.

<b>Developer</b>	MidPen Housing Corp.																								
<b>Property Management</b>	MidPen Property Management Corp.																								
<b>Resident Services</b>	MidPen Resident Services Corp.																								
<b>Development Type</b>	New construction																								
<b>Construction Type</b>	Type V																								
<b>Site Area:</b>	3.7 acre																								
<b>Density:</b>	19 units / acre																								
<b>Parking Ratio:</b>	1.41 : 1 – 102 spaces																								
<b>Development Profile</b>	<table border="1"><thead><tr><th>Type</th><th>No.</th><th>Unit Size (sf)</th><th>Rent Range</th></tr></thead><tbody><tr><td>Studio</td><td>16</td><td>400</td><td>\$766</td></tr><tr><td>1 BR</td><td>19</td><td>613</td><td>\$824-\$1,642</td></tr><tr><td>2 BR</td><td>18</td><td>749</td><td>\$985-\$1,969</td></tr><tr><td>3 BR</td><td>19</td><td>1027</td><td>\$1,139-\$2,277</td></tr><tr><td>TOTAL</td><td>72</td><td></td><td></td></tr></tbody></table>	Type	No.	Unit Size (sf)	Rent Range	Studio	16	400	\$766	1 BR	19	613	\$824-\$1,642	2 BR	18	749	\$985-\$1,969	3 BR	19	1027	\$1,139-\$2,277	TOTAL	72		
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<b>Amenities</b>	Community room for resident events; learning center; onsite laundry facilities; secured bicycle storage; outdoor space with seating; playground; community garden																								
<b>Services Offered</b>	<ul style="list-style-type: none"><li>• Adult education services</li><li>• Employment preparation</li><li>• Exercise and nutrition classes</li><li>• Service coordination</li><li>• Case management</li><li>• Living/life skills</li></ul>																								
<b>Resident Profile</b>	Families and individuals earning between 30% and 60% of the Area Median Income																								
<b>Funders</b>	<ul style="list-style-type: none"><li>• City of Watsonville</li><li>• Housing Authority of the County of Santa Cruz</li><li>• California Department of Housing and Community Development<ul style="list-style-type: none"><li>-Joe Serna, Jr. Farmworker Housing Grant</li><li>-No Place Like Home</li></ul></li><li>• Wells Fargo</li><li>• California Community Reinvestment Corporation (CCRC)</li><li>• Central Coast Community Energy</li></ul>																								
<b>Architects</b>	WR&D Architects (Entitlements) LPMD Architects (Construction)																								
<b>Contractor</b>	L&D Construction Co., Inc.																								

**Sparrow Terrace** | 139 and 141 Miles Lane, Watsonville, CA 95076

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

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