

CIENEGA HEIGHTS

FAMILY & FARMWORKER HOUSING

Watsonville, CA



Cienega Heights is the result of a visionary partnership between the City of Watsonville, the County of Santa Cruz, the Housing Authority of the County of Santa Cruz, and MidPen Housing.

Providing 80 affordable homes for families with 39 units designated for farmworker households, Cienega Heights is the second phase of a three-phase project to create affordable housing developments in the surrounding location on City and unincorporated County land.

Residents of Cienega Heights enjoy a drought-tolerant landscaped courtyard with play and recreational areas including amphitheater space for meetings, theater, music, and more, as well as a picnic and BBQ area. Residents also have access to a full suite of services programs coordinated by MidPen Services.



Grocery stores, shopping and bus lines are within walking distance of the community.

MidPen is committed to energy efficient measures and designed the property to be all-electric with photovoltaic panels and water efficient irrigation systems. The property overlooks a seasonal wetland with views of the Pajaro Hills to the east of Watsonville. Cienega Heights started construction in June 2022 and completed construction and welcomed residents in November 2024.

Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	3-story, garden style walk-up		
Construction Type	Type VA		
Site Area:	4.53 acres		
Density:	20 units / acre		
Parking Ratio:	1.71 : 1 – 137 spaces		
Development Profile	Type	No.	Unit Size (sf)
	1 BR	32	558
	2 BR	24	844
	3 BR	24	1,140
	TOTAL	80	
Amenities	Community room with a full kitchen; learning center; children's playground; BBQ area and an amphitheater; secure storage closets for each unit; secured bicycle storage; laundry facilities		
Services Offered	<ul style="list-style-type: none">• Adult education services• After-school programming• Financial capabilities classes• Health and well-being programs• Employment preparation• ESL classes• Connection to community resources		
Resident Profile	Households earning between 30% and 60% 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 Department of Housing and Community Development, Joe Serna, Jr. Farmworker Housing Grant Program• California Tax Credit Allocation Committee• Central Coast Community Energy• Land Trust of Santa Cruz County• California Community Reinvestment Corporation• Wells Fargo		
Architect	DAHLIN Group, Inc.		
Contractor	L&D Construction Co., Inc.		

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