

SPARROW TERRACE

FAMILY HOUSING

Watsonville, CA



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

MidPen's Sparrow Terrace offers 72 affordable apartment homes in six buildings, including a community building with learning center, complemented by a lush garden-style design with green spaces and a revitalized wetlands habitat.

Thirty-five of the homes are set aside for farmworker families, and six apartments serve people who have experienced homelessness. All residents have access to onsite services, and people with supportive housing needs 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.

Next door, construction is underway for Encompass Community Services' new facility. The Sí Se Puede Behavioral Health Center will replace ECS's outgrown facility with a comprehensive campus that includes a range of bilingual care options from residential and outpatient treatment to family therapy.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Resident Services	MidPen Services		
Development Type	New construction		
Construction Type	Type V over Type I		
Site Area:	3.7 acres		
Density:	19 units / acre		
Parking Ratio:	1.41 : 1 – 102 spaces		
Development Profile	Type	No.	Unit Size (sf)
	Studio	16	400
	1 BR	19	613
	2 BR	19	749
	3 BR	18	1,027
	TOTAL	72	
Amenities	Community room for resident events; learning center; onsite laundry facilities; secured bicycle storage; outdoor space with seating; playground; community garden		
Services Offered	<ul style="list-style-type: none">• Adult education services• Employment preparation• Exercise and nutrition classes• Service coordination• Case management• Living/life skills		
Resident Profile	Families and individuals earning between 30% and 60% of the Area Median Income		
Funders	<ul style="list-style-type: none">• City of Watsonville• Housing Authority of the County of Santa Cruz• California Department of Housing and Community Development<ul style="list-style-type: none">- Joe Serna, Jr. Farmworker Housing Grant Program- No Place Like Home Program• Wells Fargo• California Community Reinvestment Corporation (CCRC)• Central Coast Community Energy• Central California Alliance for Health• California Tax Credit Allocation Committee		
Architects	WR&D Architects (Entitlements) LPMD Architects (Construction)		
Contractor	L&D Construction Co., Inc		

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