

SCHAPIRO KNOLLS

FAMILY HOUSING

Watsonville, CA



Schapiro Knolls, named in honor of former Santa Cruz County Housing Chief Erik Schapiro, is the result of a visionary partnership between the County of Santa Cruz and MidPen Housing to provide affordable homes for families in Watsonville. This marks the first community to break ground as part of the County's plan to re-zone key sites in support of affordable housing. The construction of the community is also paired with offsite improvements, including a new traffic signal and sidewalks, which will benefit the whole neighborhood.



Spread amongst 18 buildings, Schapiro Knolls' 88 apartments for families will complement the neighborhood's existing single-family homes. The community will also include large, open outdoor spaces with pathways, play areas for children, and a community room. Residents will further enjoy a computer lab, meeting rooms, barbeque areas, and a community garden. MidPen Resident Services will offer onsite social, educational, and health programs to residents.

Once completed, Schapiro Knolls will provide safe, attractive housing that demonstrates how affordable communities can contribute to the vibrancy and quality of existing residential neighborhoods.

Developer	MidPen Housing Corp.			
Property Management	MidPen Property Management Corp.			
Development Type	New construction: two- and three-story apartments and townhouses			
Construction Type	Walk-up wood frame construction			
Site Area:	6.9 acres			
Density:	20 units / acre net			
Parking Ratio:	2.7 : 1 – 241 spaces			
Development Profile	Type	No.	Size Units (sf)	Rent Range
	1 BR	22	621 - 628	\$543 - \$905
	2 BR	31	835	\$651 - \$1086
	3 BR	28	1138 - 1314	\$753 - \$1225
	4 BR	7	1257	\$840 - \$1400
	TOTAL	88		
Amenities	Community room; computer lab; tot lot; outdoor areas; community garden			
Services Offered	Vocational development After school tutoring Summer enrichment programs Computer training Financial and Home buyers' education			
Resident Profile	Families with incomes at 30% to 50% of the Area Median Income			
Funders	<ul style="list-style-type: none"> County of Santa Cruz California Department of Housing and Community Development Union Bank 			
Architect	LPMD Architects			
Contractor	L&D Construction			

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For more information contact: MidPen Housing

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