

**MILES LANE**  
**FAMILIES & SPECIAL NEEDS**  
**WATSONVILLE, CA**



Miles Lane is a proposed 72-unit affordable housing development for families and individuals in the City of Watsonville. The development received entitlements in June 2020 and complies with all local zoning requirements.

The City of Watsonville is in the heart of the Pajaro Valley, the agricultural center of Santa Cruz County. Affordable housing is a documented need all across California and is especially dire in our agricultural communities. According to a market study commissioned in December, 2020, the housing shortage in the City of Watsonville leads to overcrowded housing for agricultural workers and low income families, with low income families competing with higher income families for all available units. The market study revealed a significant need for affordable units, specifically for families earning less than 60% of the area median income. Miles Lane will have a preference for agricultural households for 35 of the units.

There were 1,870 homeless households in Santa Cruz County per the most recent EveryOne Counts homeless point-in-time survey conducted in January 2019, of which 1,739 were individuals, and the effects of the pandemic have only deepened the need for tools to address the issue of homelessness in the County of Santa Cruz.

Miles Lane received an award of 40 project-based Section 8 vouchers from the Housing Authority of the County of Santa Cruz, including 15 vouchers for special needs households. At Miles Lane 15 units are expected to have a preference for formerly homeless individuals who will receive intensive case management from the County of Santa Cruz Health Services Agency as well as support from onsite MidPen Resident Services staff. These individuals will be referred to Miles Lane through the County’s Coordinated Entry System based on their level of acuity.

Additionally, all residents at Miles Lane will receive support from MidPen Services through a mixture of family and youth programming, including an afterschool program, working age adult programs, and economic and health programming.

<b>Developer:</b>	MidPen Housing Corp.
<b>Property Manager:</b>	MidPen Property Management Corp.
<b>Construction Type:</b>	New Construction
<b>Site Area + Density:</b>	3.7 acres 19.3 units/acre
<b>Unit Mix:</b>	Studios: 16 1 BR: 19 2 BR: 18 <u>3 BR: 19</u> Total: 72
<b>Green or Energy Efficient Measures:</b>	All-electric design eliminates the need for gas
<b>Resident Profile:</b>	Individuals earning between 30% to 60% of Area Median Income 15 units—Homeless 35 units—Ag. workers
<b>Estimated Construction Start Date:</b>	July 2022
<b>Estimated Completion Date:</b>	December 2023
<b>Development Cost:</b>	\$56,104,360
<b>Committed Funds to Date:</b>	\$12,505,000 Conventional Perm Loan, \$2,335,000 City of Watsonville loan, 40 Housing Authority Section 8 Vouchers
<b>Amount Needed:</b>	\$6.2M - \$9M
<b>Community Partners:</b>	Encompass Community Services, Watsonville Wetlands Watch, County of Santa Cruz Behavioral Health Division, City of Watsonville