



**Watsonville**  
CALIFORNIA

## Public Works & Utilities Department

"Working with our community to create positive impact through service with heart."

May 6, 2025

California Strategic Growth Council  
1400 Tenth Street  
Sacramento, California 95814

### RE: AHSC Midpen Watsonville

City of Watsonville is pleased to support this application with MidPen Housing Corporation for the Strategic Growth Council's Affordable Housing and Sustainable Communities Round 9 Notice of Funding Availability.

**Housing Developer Name:** MidPen Housing Corporation

**AHD Address:** 475 Rodriguez St, Watsonville, CA 95076, USA

- **STI DESCRIPTION:** Included within the application is a request for \$11,000,000 in Sustainable Transportation Infrastructure (STI) assistance for the scope proposed below and within the attached documents. Watsonville's share of the STI request is \$4,000,000.
- **PAST EXPERIENCE:** City of Watsonville can demonstrate prior experience and provide evidence of at least two prior projects that are similar in scope and size which have been completed during the ten (10) years preceding May 28, 2025. Below is a list of these projects:
  - Project Name: Freedom Blvd Reconstruction from Alta Vista Ave to Green Valley Rd
    - Completion Date: June 1, 2024
    - Scope Description: Reconstruct pavement, remove & replace curb ramps, install signal
  - Project Name: Lincoln Street Safety Project
    - Completion Date: November 1, 2023
    - Scope Description: Install sidewalk, bulbouts, crosswalks, lighting and landscaping
- **SITE CONTROL:** Where applicable, City of Watsonville has verified ownership of the property on which proposed STI Improvements will be constructed and thus has sufficient "site control" as that term is defined in the AHSC Program Guidelines.
- **ENVIRONMENTAL:** All environmental clearances will be provided prior to disbursement of funds.
- **LOCAL APPROVALS:** The City of Watsonville has verified that the Sustainable Transit Infrastructure (STI) Capital Projects proposed within the attachments to this letter are consistent with all applicable local rules, regulations, codes, policies, and plans enforced or implemented by this agency. These projects will be operational no later than the year 2030.

If you have any questions, please contact Murray Fontes at 831-768-3117 or [murray.fontes@watsonville.gov](mailto:murray.fontes@watsonville.gov)

Very truly yours,

**Murray  
Fontes**

Digitally signed by Murray Fontes  
DN: cn=Murray Fontes, c=US,  
email=murray.fontes@watsonville.gov  
Date: 2025.05.06 14:53:50 -0700

Murray Fontes, Assistant Public Works & Utilities Director

Attachment A -- GHG Bike-Pedestrian Component Table & Local Bus Improvements

## Attachment A - GHG Bike-Pedestrian Component Table

City of Watsonville has verified the following AHSC Benefits Calculator Tool inputs and attachments for Midpen Watsonville.

### Bike and Pedestrian Infrastructure

| <b>Project Name</b>                    | <b>Project Type</b> | <b>Year 1 (Yr1)</b> | <b>One-Way Length (miles)</b> | <b>Annual Days of Use of Facility</b> | <b>Average Two-Way Daily Traffic on Road Parallel to Facility (vehicle trips per day)</b> | <b>University Town with Population &lt; 250,000?</b> | <b>Number of Key Destinations within ¼ mile</b> | <b>Number of Key Destinations within ½ mile</b> | <b>Existing Bikeway Class</b> | <b>New Bikeway Class</b> |
|--|---------------------|---------------------|-------------------------------|---------------------------------------|---|--|---|---|-------------------------------|--------------------------|
| Brennan St from Freedom to West Lake   | Bikelane            | Yr1                 | 0.35                          | 365                                   | 7,274   | No University<br>Yes<br><250,000                     | 14  | 17  | None                          | Class III                |
| Union St from East Beach to Riverside  | Bikelane            | Yr1                 | 0.42                          | 365                                   | 4,568   | No University<br>Yes<br><250,000                     | 16  | 17  | None                          | Class III                |
| Ford St from Rodriguez St to Main St   | Bikelane            | Yr1                 | 0.21                          | 365                                   | 2,514   | No University<br>Yes<br><250,000                     | 5   | 15  | None                          | Class III                |
| East 5th St from Main St to Brennan St | Bikelane            | Yr1                 | 0.10                          | 365                                   | 2,000<br>(estimate )  | No University<br>Yes<br><250,000                     | 10  | 17  | None                          | Class III                |

|   |          |     |      |     |                         |                                  |    |    |      |           |
|---|----------|-----|------|-----|-------------------------|----------------------------------|----|----|------|-----------|
| West 5th St<br>from<br>Rodriguez St<br>to Main St     | Bikelane | Yr1 | 0.17 | 365 | 1,500<br>(estimate<br>) | No University<br>Yes<br><250,000 | 8  | 16 | None | Class III |
| Maple St<br>from Main St<br>to Union St               | Bikelane | Yr1 | 0.07 | 365 | 1,385                   | No University<br>Yes<br><250,000 | 12 | 17 | None | Class III |
| 2 <sup>nd</sup> St from<br>Rodriguez St<br>to Main St | Bikelane | Yr1 | 0.09 | 365 | 3,247                   | No University<br>Yes<br><250,000 | 11 | 16 | None | Class III |
|   |          |     |      |     |                         |                                  |    |    |      |           |