Vista Meadows marks MidPen’s first development in the City of Hollister and the County of San Benito. The community consists of two residential buildings with a community room, computer lab, and large common courtyard in between.

Extensive photovoltaic panels on the roofs and carports power all common spaces as well as the private units, reducing or eliminating the residents’ electric bills. This solar power helps the seniors, many of whom are on fixed incomes, more predictably manage their money month-to-month. Other green features include solar thermal hot water from central boilers, ENERGY STAR appliances, and high-performance Low-E windows. In addition, all units have been equipped with durable granite countertops, carpet tiles that allow for worn or stained portions to be replaced in sections, and private balconies or patios that overlook the drought-tolerant, meadow-like landscaping.

Residents enjoy picnics and barbeques in the trellised courtyard and grow vegetables, herbs, and flowers in the community gardens.