



# Homestead Park

Sunnyvale, CA

*Family Housing*

Homestead Park was Sunnyvale's first subsidized housing development and Mid-Peninsula Housing Coalition's second new development. This affordable housing community for families consists of 211 units with a component designed for seniors. To provide maximum open space on the ten acre site, some three-story buildings were used, and this feature

was particularly praised by the City of Sunnyvale's Planning Director at the time who noted that more open space was provided at Homestead Park than was generally encountered in Sunnyvale. In 2001, MPHC began a comprehensive rehabilitation of the complex as part of a refinancing arrangement with HUD.



All units are townhouses or garden apartments with private patios or decks. Forty units for seniors are grouped together nearest to shopping and transportation, with their own laundry room and outdoor common area. Homestead shares a community building with neighboring MPHC property, Moulton Plaza, which provides a community room with kitchen and a computer technology center. There are also laundry facilities, outdoor common areas, and extensive lawn and play areas.



1976



2006

#### Developer

Mid-Peninsula Housing Coalition

#### Property Management

Mid-Peninsula Housing Management Corporation

#### Development Type

1973 New construction and 2001 rehabilitation of two- and three-story garden apartments and townhouses

#### Construction Type

Wood frame with composition shingle roofs

#### Site Area:

10 acres

#### Density:

21 units/acre

#### Parking Ratio:

1:1 222 spaces

#### Development Profile

Type	No/Units	Size (sf)
Studio	20	510
1 BR	20	655
2 BR	96	840
3 BR	65	1215
4 BR	10	1335
TOTAL	211	

#### Amenities

Tot lots, outdoor common areas, community room with kitchen, computer center, on-site services, laundry facilities

#### Resident Profile

Seniors and families earning up to 80% of the area median income

#### Funders

- HUD 236 and Section 8
- CalHFA tax exempt bonds
- City of Sunnyvale
- AEGON USA Realty Advisors Inc. (Tax Credit Investor)

#### Architect

Hardison Komatsu Ivelich & Tucker

#### For more information contact:

Mid-Peninsula Housing Coalition  
303 Vintage Park Drive, Suite 250  
Foster City, CA 94404

Tel: [650] 356-2900

Fax: [650] 357-9766

E-mail: [midpen@midpen-housing.org](mailto:midpen@midpen-housing.org)