



# Morse Court

Sunnyvale, CA

*Family Housing*

Morse Court is a 35-unit apartment and townhouse development built on a site that Mid-Peninsula Housing Coalition acquired at reduced cost from the City of Sunnyvale. Morse Court has 100% Section 8 subsidies and although originally financed with outside investors, is now wholly owned by MPHIC.



Morse Court was built in 1983 and consists of 16 one-bedroom apartments, 15 two-bedroom apartments, and four three-bedroom apartments. All of the one- and two-bedroom units are stacked and the three-bedroom units are townhomes. Every unit has either a balcony or private patio.

Amenities include a tot-lot, landscaped courtyards and a laundry room. The site adjoins an elementary school, making it very convenient for families with children.

The property underwent a major rehab in 2004 which included replacement of roofs, siding, windows, patio fencing and landscaping. The interior of the units was also updated, including new carpets and flooring, cabinets, countertops and appliances.



#### Developer

Mid-Peninsula Housing Coalition

#### Property Management

Mid-Peninsula Housing Management Corporation

#### Development Type

1983 New construction: two-story garden apartments and townhouses

#### Construction Type

Wood frame with composition shingle roofs

**Site Area:** 1.36 acres

**Density:** 25.7 units/acre

**Parking Ratio:** 1.8:1 62 spaces

#### Development Profile

Type	No/Units	Size (sf)	Rent Range (2004)
1 BR	16	696	100%
2 BR	15	864	Section 8
3 BR	4	1,150	8
TOTAL	35		

#### Amenities

Landscaped courtyards  
Private balconies or patios  
Tot-lot and laundry facilities

#### Resident Profile

Families earning up to 50% of area median income

#### Funders

- HUD Section 8
- CalHFA
- City of Sunnyvale CDBG
- The Investment Group

#### Architect

Hardison, Komatsu, Ivelick & Tucker

#### Contractor

James E. Roberts-Obayashi Corp

#### For more information contact:

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