



Runnymede Gardens

East Palo Alto, CA

Senior Housing

Runnymede Gardens was built in 1980 under a Section 8 HAP contract that was scheduled to expire in February 2000. The contract was extended to allow Mid-Peninsula Housing Coalition to complete the acquisition of the property. The property was acquired using a financing package of tax-exempt debt and tax credit syndication proceeds to preserve the property's affordability. MPHC



began a rehabilitation of the property in 2001, including renovation of the common areas, replacement of carpets, drapes/blinds, appliances, countertops and cabinets where necessary, upgrading bathroom fixtures, and painting.

Runnymede Gardens is located on a 1.3-acre site within walking distance of city hall, the main library, a post office and a county office housing social services and health services offices, as well as access to many bus routes. The property consists of 77 one-bedroom units in a three-story building

served by an elevator. Each unit has a private balcony or patio.

On-site amenities include a community room, a computer center, resident lounges on the second and third floors, and laundry rooms on each floor. The building and parking lot area are security gated and residents have a keypad/intercom security entrance.



Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

2001 Acquisition and rehabilitation of a three-story senior apartment complex

Construction Type

Wood frame with stucco and tile roofing

Site Area:

1.3 acres

Density:

60 units/acre

Parking Ratio:

0.3:1 26 spaces

Development Profile

Type	No/ Units	Size (sf)
1 BR	77	562
2 BR	1	745
TOTAL	78	

Amenities

Community room, computer center, resident lounges, private balconies and patios; community garden, secure parking

Resident Profile

Seniors earning up to 50% of area median income

Funders

- HUD Section 8
- CalHFA tax-exempt bonds
- AEGON USA Realty Advisors Inc. (Tax Credit Investor)

Architect

Leon Gluckman Architect & Associates

Contractor

Goldrich & Kest, Inc.

Regis Contractors of Northern California (Rehab)

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