



Tyrella Gardens

Mountain View, CA

Family Housing

Tyrella Gardens is a 56-unit affordable rental housing community that has served low-income families since its construction in 1971. It was purchased by MPHC in 1989 when federally subsidized restrictions were about to expire and the property was at risk of conversion to market-rate housing. MPHC purchased the property and rehabilitated it using City of Mountain View CDBG funds, California Department of Housing and Community Development funds, and utilizing the existing HUD mortgage.



A major renovation of Tyrella Gardens was completed in 2004, and included asbestos removal and the installation of new kitchens, heating and hot water systems, windows, siding, carpet and vinyl.

There is a brand-new playground and a 1,200-square foot community building with a kitchen and bathrooms for residents' use. The community building provides space for classes, meetings, an after-school program and a computer center.

Tyrella Gardens is conveniently located near major highways and job centers in Silicon Valley. Yet its large, leafy courtyard provides a pleasant and safe community for the families who reside there.



Developer

Mid-Peninsula Housing Coalition

Property Management

Mid-Peninsula Housing Management Corporation

Development Type

1990 Acquisition and 2003-2004 rehabilitation of two-story garden apartments

Construction Type

Wood frame

Site Area: 2.2 acres

Density: 25 units/acre

Parking Ratio: 1.52:1 85 spaces

Development Profile

Type	No/Units	Size (sf)
1 BR	12	590
2 BR	32	819
3 BR	12	1013
TOTAL	56	

Amenities

Community room, playground, landscaped courtyard

Resident Profile

Families earning up to 50% of area median income

Funders

- City of Mountain View CDBG
- CA Dept. of Housing & Community Development
- Tax-exempt bonds
- Citibank
- Wells Fargo

Architect

Gelfand RNP - rehabilitation

Contractor

Portrait Homes

For more information contact:

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