

AVELINA

SENIOR HOUSING

Fremont, CA



Avelina consists of 40 one-bedroom apartments for seniors and one two-bedroom manager's unit contiguous with Oroysom Village, an affordable housing development also developed by MidPen Housing. The site is adjacent to the mother house and retirement center of the Sisters of the Holy Family, who sold the 6-acre site to MidPen. The decision of the Sisters to sell the land to MidPen touched off one of the Bay Area's longest and most vigorously debated affordable housing developments. Today, Avelina and Oroysom Village are model intergenerational and multi-ethnic communities that are welcomed by and integrated into a surrounding upscale neighborhood.



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Avelina was built on land originally inhabited by Ohlone Native Americans, whose descendants participated in a ceremony blessing the new site and who recommended that the development be named after "Grandmother" Avelina Cornates, one of the last full-blooded Ohlones to whom many living Ohlones in the area trace their lineage.

In addition to affordable senior apartments, the site includes landscaped grounds, a pond, a community room and an onsite video theatre.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction: two- story building with garden apartments		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	1.26 acres		
Density:	32.54 units / acre		
Parking Ratio:	1 : 1 – 42 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	40	541 - 632
	2 BR	1	980
	TOTAL	41	
Amenities	Intergenerational development community room; computer technology center; courtyards; community ponds		
Services Offered	Social programs ESL classes Health and wellness programs Food programs Computer training Connection to community resources		
Resident Profile	Seniors earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • HUD 202 • City of Fremont Redevelopment Agency • Federal Home Loan Bank • Fremont Bank Foundation 		
Architect	David Baker + Partners		
Contractor	J.R. Roberts Corporation		

Avelina | 221 Bryant Commons, Fremont, CA 94539

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