

# BAY OAKS

## FAMILY HOUSING

East Palo Alto, CA



**Bay Oaks**, a joint venture between MidPen Housing and East Palo Alto CAN DO, a community-based non-profit organization, was the first major housing development to be developed in East Palo Alto after the city's incorporation in 1983. Comprised of 38 family apartments on a two-acre site adjacent to East Palo Alto City Hall, Bay Oaks is part of a 62-unit planned community that includes 24 condominiums developed by Peninsula Habitat for Humanity.



The Bay Oaks rental units were carefully designed to complement the adjoining neighborhood of existing

single family homes. The two- and three-story townhouses accentuate East Palo Alto's architectural heritage. Bay Oaks includes attractive landscaping and front porch-style private entries. Numerous windows and vaulted ceilings add a feeling of spaciousness to the residences. A 1,300 square-foot community center, called the Oakes-Mouton Community Center, features a large meeting room, a community kitchen, a children's play area and a computer center. The site includes a large outdoor playground, a barbecue and patio area, and a community garden area.

|                            |  |            |                        |
|----------------------------|--|------------|------------------------|
| <b>Developer</b>           | MidPen Housing & East Palo Alto CAN DO   |            |                        |
| <b>Property Management</b> | MidPen Property Management Corp.   |            |                        |
| <b>Development Type</b>    | New construction: two- and three-story garden apartments and townhomes   |            |                        |
| <b>Construction Type</b>   | Wood frame with composition shingle roofs  |            |                        |
| <b>Site Area:</b>          | 2.03 acres   |            |                        |
| <b>Density:</b>            | 19 units / acre  |            |                        |
| <b>Parking Ratio:</b>      | 1.7 : 1 – 65 spaces  |            |                        |
| <b>Development Profile</b> | <b>Type</b>  | <b>No.</b> | <b>Size Units (sf)</b> |
|                            | 2 BR   | 20         | 964                    |
|                            | 3 BR   | 10         | 1136 - 1306            |
|                            | 4 BR   | 8          | 1451                   |
|                            | <b>TOTAL</b>   | <b>38</b>  |                        |
| <b>Amenities</b>           | Courtyard; playground; community room; computer center   |            |                        |
| <b>Services Offered</b>    | Social programs<br>After school programs<br>Health and wellness programs<br>Computer training<br>Connection to community resources                               |            |                        |
| <b>Resident Profile</b>    | Families earning up to 50% of the Area Median Income   |            |                        |
| <b>Funders</b>             | <ul style="list-style-type: none"> <li>• San Mateo County CDBG, HOME</li> <li>• Comerica Bank</li> <li>• California Equity Fund (Tax Credit Investor)</li> </ul> |            |                        |
| <b>Architect</b>           | The Steinberg Group  |            |                        |
| <b>Contractor</b>          | Segue Construction   |            |                        |

**Bay Oaks** | 2400 Gloria Way, East Palo Alto, CA 94303

**For more information contact: MidPen Housing**

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