

GARLAND PLAZA

FAMILY HOUSING
Sunnyvale, CA



Originally built in 1959, **Garland Plaza** was acquired by MidPen Housing in 2007 to preserve the affordability of the community. With support from the City of Sunnyvale, Garland Plaza began construction on an extensive rehabilitation in 2012 and welcomed residents back in the spring of 2013.



The rehabilitation includes both interior and exterior renovations which completely transformed the property and makes it more environmentally-friendly. Enhancements include: complete interior and exterior renovation; replacing old wooden carports with new metal ones; interior seismic upgrades; energy-efficient features including a Photovoltaic system (solar panels) to offset the community's common electricity costs; and the addition of a community building with a multifunctional community space for residents.

From Garland Plaza's courtyard, another MidPen Housing community can be seen. Immediately adjacent to Garland Plaza, Fair Oaks Plaza provides 124 homes for seniors. The two communities are intentionally designed to complement one another and are conveniently located within a half-mile of a county medical clinic, bus lines, public parks and shopping.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2013 Rehabilitation of two-story garden apartments originally built in 1959		
Construction Type	Type V Construction		
Site Area:	0.7 acres		
Density:	28 units / acre		
Parking Ratio:	1 : 1 – 20 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	11	564 - 687
	2 BR	3	896 - 898
	3 BR	6	1012 - 1383
	TOTAL	20	
Amenities	Community room; courtyard; bicycle racks; onsite laundry facilities; computer lab		
Services Offered	Family services Adult education programs Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of Sunnyvale • California Tax Credit Allocation Committee • Wells Fargo 		
Architect	Struthers Dias Architects		
Contractor	Kent Construction		

Garland Plaza | 662 Garland Avenue, Sunnyvale, CA 94086

For more information contact: MidPen Housing

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: info@midpen-housing.org

