

HILLSDALE TOWNHOUSES

FAMILY HOUSING

San Jose, CA



MidPen
HOUSING



Hillsdale Townhouses was developed in response to the tremendous need for high-quality, affordable, workforce housing in San Jose. In 2007 MidPen

Housing purchased the dilapidated site formerly known as the Hillsdale House Townhomes, which was operating as a market-rate apartment complex. The complex, however, was in such tremendous need of repairs that the rents were lower than average and many low-income people already lived at the property. MidPen was able to fully upgrade and renovate the complex while



keeping rents at levels that existing tenants could still afford and maintaining the sense of community that had developed among residents.

The Hillsdale Townhouses property renovation completely transformed and modernized both the interior and exterior of the building which was originally built in 1965. A third bedroom was added to fifteen of the townhomes, adding a small amount of square-footage to each of these units and the former manager's unit was turned into a community room and computer lab to be enjoyed by all residents.

A key focus of the upgrade was energy efficiency. Insulation was added and the original windows were replaced with new, energy efficient windows and ENERGY STAR appliances and light fixtures were placed in each unit. Heating systems were upgraded and cooling systems – both air conditioning and ceiling fans – were added to each unit to enhance the livability of the homes. The renovation of the Hillsdale Townhouses increased the city's stock of affordable workforce housing in a way that enhances the surrounding area and ensures the livability and affordability for the long-term.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2009 acquisition and rehabilitation		
Construction Type	Wood frame, 2-story townhouses		
Site Area:	1.836 acres		
Density:	26 units / acre		
Parking Ratio:	1.6 : 1 – 78 spaces		
Development Profile	Type	No.	Size Units (sf)
	2 BR	33	1092
	3 BR	15	1139
	TOTAL	48	
Amenities	Community room; computer center; fitness center; swimming pool		
Services Offered	<ul style="list-style-type: none">• Academically-based after school and summer programs for youth• Financial capabilities classes• Computer lab and assistance• Connection to community resources		
Resident Profile	Families earning up to 30%, 50%, or 60% of the Area Median Income		
Funders	<ul style="list-style-type: none">• City of San Jose• US Bank• Union Bank of California		
Architect	LPMD		
Contractor	Midstate Construction		

Hillsdale Townhouses | 1640 Hillsdale Avenue, San Jose, CA 95124

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

