

# OROYSOM VILLAGE

FAMILY HOUSING  
Fremont, CA



**Oroysom Village** and Avelina Senior Housing share a site in the upscale Mission San Jose section of Fremont. The site was offered to MidPen Housing in 1993 when the Sisters of the Holy Family agreed to sell a site for building affordable family housing. Completed in 1999, Oroysom is a model for intergenerational and multi-ethnic community integrated into the surrounding neighborhood.



Oroysom consists of 60 two- and three- bedroom townhouses for families who earn up to 60% of area median income. Six units are reserved for single-parent families who participate in the City of Fremont’s Housing Scholarship Program, a collaborative among service providers to link low-income families in the CALWorks program with case management, job training, childcare, and affordable housing.

The youth of Oroysom Village actively participate in a homework assistance program and use the computer center, recently recognized by HUD as a national model. The youth also participate in a summer program. Oroysom was awarded a Gold Nugget Grand Award of Merit for Best Affordable Housing by the Pacific Coast Builders Conference (PCBC) and the 2001 - 2002 Maxwell Award of Excellence from the FannieMae Foundation.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	1999 new construction: three-bedroom townhouses and two- and three-bedroom flats		
<b>Construction Type</b>	Wood frame with composition shingle roofs		
<b>Site Area:</b>	4.71 acres		
<b>Density:</b>	12.7 units / acre		
<b>Parking Ratio:</b>	2.2 : 1 – 134 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	2 BR	28	819 - 920
	3 BR	32	1092 - 1180
	<b>TOTAL</b>	<b>60</b>	
<b>Amenities</b>	Courtyard; playground; community room; computer center; on-site services		
<b>Services Offered</b>	After school programs “Girls for a Change” youth program Community food programs Job training Health, wellness, and fitness programs Financial literacy courses Connection to community resources		
<b>Resident Profile</b>	Families earning up to 60% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>• Union Bank</li> <li>• SAMCO</li> <li>• Fremont Bank Foundation</li> <li>• CA Families to Work funds</li> <li>• City of Fremont Housing Department</li> <li>• Federal Home Loan Bank</li> </ul>		
<b>Architect</b>	David Baker + Partners		
<b>Contractor</b>	J.R. Roberts Construction		

**Oroysom Village** | 43280 Bryant Terrace, Fremont CA 94539

**For more information contact: MidPen Housing**

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