

# PALO ALTO GARDENS

FAMILY & SENIOR HOUSING

*Palo Alto, CA*



**MidPen**  
HOUSING



Originally built in 1973, **Palo Alto Gardens** was acquired by MidPen Housing in 1999 when residents organized and lobbied their elected officials to help save the development from turning into market rate rental housing in pricey Palo Alto.



With assistance from funders, MidPen took over Palo Alto Gardens and began rehabilitation. Palo Alto Gardens received structural improvements to the buildings and updated interiors. More parking and a maintenance shop were added for resident use. In addition, the community room was expanded and BBQ grills were added to the central landscaped courtyard.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	1999 Acquisition and rehabilitation of existing 10-building apartment complex		
<b>Construction Type</b>	Wood frame with composition shingle roofs		
<b>Site Area:</b>	7.12 acres		
<b>Density:</b>	21.91 units / acre		
<b>Parking Ratio:</b>	.78 : 1 – 123 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	1 BR	128	685
	2 BR	20	835
	3 BR	8	1045
	<b>TOTAL</b>	<b>156</b>	
<b>Amenities</b>	Central courtyard with BBQ; playground; community room; computer lab		
<b>Services Offered</b>	Healthcare assistance After school tutoring Food assistance Computer training Financial and Home buyers' education		
<b>Resident Profile</b>	Families and seniors earning up to 60% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>• Transamerica Occidental Life Insurance Co.</li> <li>• Tax exempt bonds</li> <li>• City of Palo Alto</li> <li>• HUD</li> </ul>		
<b>Contractor</b>	Mascheroni Construction (rehab)		

**Palo Alto Gardens** | 648 San Antonio Road, Palo Alto, CA 94306

**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](mailto:info@midpen-housing.org)

