

PAULSON PARK

SENIOR HOUSING
Mountain View, CA



Paulson Park provides 253 units of senior housing in a peaceful, park-like setting including community vegetable gardens, a computer lab, fitness center, and several recreation and gathering rooms. This property represents MidPen's skill in preserving and maximizing a major housing asset for the benefit of the community over several decades.



Originally, 149 units were built in 1973 using HUD project-based Section 8 subsidies. In 1998, MidPen purchased and renovated

the property to prevent its conversion to market-rate housing. Seeing an opportunity to provide even more housing on the 8-acre site, in 2008 MidPen completed 104 high-quality new units on parking lots and other underutilized space. The sensitive design ensured that the spacious feel of the property was preserved, and green building measures including solar panels were employed. At the same time, MidPen implemented a major energy-saving rehab of the older units, installing insulation, new siding, and high-performance windows, and adding unit patios for the enjoyment of residents.

A major renovation of the extensive grounds was one of the first to follow Bay-Friendly guidelines in Santa Clara County, and included drought-tolerant plants and high-efficiency irrigation systems.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	1998 acquisition and rehabilitation 2008 new construction and rehabilitation		
Construction Type	Two-story garden apartments, three-story over podium, and three-story on grade		
Site Area:	8 acres		
Density:	32 units / acre		
Parking Ratio:	0.7 : 1 – 177 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	237	556 - 610
	2 BR	16	917 - 1190
	TOTAL	253	
Amenities	Community room; computer center; fitness center; game room; dance room; community vegetable gardens		
Services Offered	Health and wellness programs "Brown Bag" weekly food program ESL classes Computer training Social programs Connection to community resources		
Resident Profile	Seniors earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of Mountain View • County of Santa Clara • Aegon • Wells Fargo • Housing Trust of Santa Clara County 		
Architect	LPMD Architects		
Contractor	Douglas Ross Construction, Inc.		

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