

RUNNYMEDE GARDENS

SENIOR HOUSING

East Palo Alto, CA



MidPen
HOUSING



Runnymede Gardens was built in 1980 under a Section 8 HAP contract that was scheduled to expire in February 2000. The contract was extended to allow MidPen Housing Corp. to complete the acquisition of the property. The property was acquired using a financing package of tax-exempt debt and tax credit syndication proceeds to preserve the property's affordability. MidPen began a rehabilitation of the property in 2001, including renovation of the common areas, carpet replacement, new drapery, appliances, countertops and cabinets where necessary, bathroom fixture upgrades, and painting.



Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	2001 acquisition and rehabilitation of a three-story senior apartment complex		
Construction Type	Wood frame with stucco and tile roofing		
Site Area:	1.3 acres		
Density:	60 units / acre		
Parking Ratio:	.3 : 1 – 26 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	78	562
	TOTAL	78	
Amenities	Community room; computer center; resident lounges; private balconies and patios; community garden; secure parking		
Services Offered	"Brown Bag" weekly food program Computer training Social programs Health and wellness programs Connection to community resources		
Resident Profile	Seniors earning up to 50% of the Area Median Income		
Funders	• HUD Section 8 • CalHFA tax-exempt bonds • AEGON USA Realty Advisors Inc. (tax credit investor)		
Architect	Leon Gluckman Architect & Associates		
Contractor	Regis Contractors of Northern California (Rehabilitation)		

Runnymede Gardens is located on a 1.3-acre site within walking distance of city hall, the main library, a post office and a county office housing social services and health services offices, as well as access to many bus routes. The property consists of 78 one-bedroom units in a three-story building served by an elevator. Each unit has a private balcony or patio.

Onsite amenities include a community room, a computer center, resident lounges on the second and third floors, and laundry rooms on each floor. The building and parking lot area are security gated and residents have a keypad/intercom security entrance.

Runnymede Gardens | 2301 Cooley Avenue, East Palo Alto, CA 94303

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

