

# SEQUOIA BELLE HAVEN

SENIOR HOUSING

Menlo Park, CA



**MidPen**  
HOUSING



**Sequoia Belle Haven** represents the first phase of the revitalization of Gateway Apartments in Menlo Park. Originally developed in the 1960s, Gateway included 130 units on two city blocks serving both seniors and families. MidPen acquired the community in 1987 and invested in a light rehab at that time, followed by a significant redevelopment of one of Gateway's blocks in 2016 – renamed Sequoia Belle Haven. The new community provides 90 new affordable apartments for the original senior population as well as new senior residents.

The opportunity to increase the number of affordable units from 48 to 90, for a net of 42 additional affordable apartments, was made possible in 2013 when the City of Menlo Park rezoned Sequoia Belle Haven's site for higher density. The design of the



community supports the goal of healthy living, with a continuous pathway connecting outdoor gathering spaces, common spaces, and protected courtyards. The community employs several green features, such as photovoltaic solar panels, high-efficiency windows and solar hot water systems, Energy Star appliances, and drought-tolerant landscaping. Sequoia Belle Haven also includes: a community room for large gatherings, a lounge, a computer lab, an exercise room, and two laundry rooms.

Through a network of service providers, MidPen Services will coordinate onsite programs designed to help residents live healthy, independent lives.

|                            |   |            |                        |
|----------------------------|---|------------|------------------------|
| <b>Developer</b>           | MidPen Housing Corp.  |            |                        |
| <b>Property Management</b> | MidPen Property Management Corp.  |            |                        |
| <b>Development Type</b>    | New construction  |            |                        |
| <b>Construction Type</b>   | Type V - 2 & 3 Stories, elevator-served   |            |                        |
| <b>Site Area:</b>          | 2.91 acres  |            |                        |
| <b>Density:</b>            | 30.9 units / acre   |            |                        |
| <b>Parking Ratio:</b>      | .87 : 1 – 78 spaces   |            |                        |
| <b>Development Profile</b> | <b>Type</b>   | <b>No.</b> | <b>Size Units (sf)</b> |
|                            | 1 BR  | 86         | 539 - 636              |
|                            | 2 BR  | 4          | 739                    |
|                            | <b>TOTAL</b>  | <b>90</b>  |                        |
| <b>Amenities</b>           | Community room with kitchen; computer lab; fitness center; courtyard area; outdoor walking path; lounge with pool table; shuffleboard   |            |                        |
| <b>Services Offered</b>    | Health & Wellness Programming:  |            |                        |
|                            | <ul style="list-style-type: none"> <li>• Educational workshops</li> <li>• Computer literacy workshops</li> <li>• Life skills development</li> <li>• Nutrition classes</li> <li>• Group exercise classes</li> <li>• Health fairs/health screens</li> <li>• "Brown Bag" food assistance programs</li> </ul> |            |                        |
|                            | Social Programming:   |            |                        |
|                            | <ul style="list-style-type: none"> <li>• Arts and crafts</li> <li>• Holiday celebrations</li> <li>• Other social events</li> </ul>  |            |                        |
|                            | Connection to Community Resources   |            |                        |
| <b>Resident Profile</b>    | Seniors earning up to 50% of the Area Median Income   |            |                        |
| <b>Funders</b>             | • City of Menlo Park  |            |                        |
|                            | • County of San Mateo Department of Housing   |            |                        |
|                            | • Housing Authority of the County of San Mateo  |            |                        |
|                            | • California Tax Credit Allocation Committee  |            |                        |
|                            | • US Department of Housing and Urban Development  |            |                        |
|                            | • Federal Home Loan Bank of San Francisco   |            |                        |
|                            | • Wells Fargo Bank  |            |                        |
| <b>Architect</b>           | Mithun, Inc.  |            |                        |
| <b>Contractor</b>          | Devcon Construction, Inc.   |            |                        |

**Sequoia Belle Haven** | 1221 Willow Road, Menlo Park, CA 94025

**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)

