

SERENITY SENIOR APARTMENTS

SENIOR HOUSING

East Palo Alto, CA



Serenity Senior Apartments is a response to the tremendous need for affordable housing for seniors in San Mateo County. The result of a visionary partnership between the City of East Palo Alto and co-developers MidPen Housing and EPA CAN DO, the community provides 41 affordable rental homes to very-low and extremely low income seniors in the heart of East Palo Alto. Serenity Senior Apartments welcomed residents in fall 2017.

Serenity Senior Apartments adds vitality and strength to University Avenue, the City's main thoroughfare. The site is well serviced by public transportation, and is proximate to many amenities, including local shopping centers, as well as community services like the public library, supermarkets, pharmacies and the local community



senior center. This combination of addressing community need while simultaneously improving the neighborhood, was at the core of EPA CAN DO's initial vision for the development, and was a driving factor in the partnership with MidPen.

The community offers a continuum of care to address the high costs of living and health care for seniors with fixed incomes. Service providers offer a range of health care services and other supportive programs that residents can access. MidPen Services provide additional onsite services – all designed to help the senior residents live healthy, independent lives.

Developer	MidPen Housing Corp. & EPA CAN DO		
Property Management	MidPen Property Management Corp.		
Development Type	New construction, 3- and 4-story		
Construction Type	Wood-frame construction with surface and tuck under parking		
Site Area:	.75 acres		
Density:	54.6 units / acre		
Parking Ratio:	.88 : 1 – 36 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	36	530
	2 BR	5	750 - 840
	TOTAL	41	
Amenities	Community room with kitchen; computer lab; laundry room; property management and services offices; community garden; BBQ area		
Services Offered	Health & Wellness Programming:		
	<ul style="list-style-type: none"> • Educational workshops • Group exercise classes • Health fairs/health screens • "Brown Bag" food assistance programs 		
Services Offered	Social Programming:		
	<ul style="list-style-type: none"> • Bingo nights • Holiday celebrations • Other social events 		
Resident Profile	Connection to Community Resources		
	Resident Profile		
Funders	Seniors earning up to 60% of the Area Median Income		
	<ul style="list-style-type: none"> • City of East Palo Alto • 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 • National Equity Fund • Federal Home Loan Bank of San Francisco • HEART of San Mateo County • Silicon Valley Bank • Boston Private Bank & Trust Company • California Community Reinvestment Corporation 		
Architect	Herman Coliver Locus Architecture		
Contractor	L&D Construction		

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