

# SHARMON PALMS LANE

FAMILY HOUSING  
Campbell, CA



**Sharmon Palms Lane** is a newly renovated affordable housing community consisting of 15 four-plex buildings for families in Campbell. Originally acquired by MidPen in 1989 as two properties known as The Palms and Sharmon Palms, Sharmon Palms Lane recently became one to more efficiently refinance and renovate them together. It had previously undergone initial improvements which helped raise the neighborhood's property values.



The extensive rehabilitation for Sharmon Palms Lane included both exterior and interior renovations.

Some of the enhancements included: new interior flooring, cabinetry, and bathroom fixtures; new exterior siding and fresh paint; double-pane windows; and energy-efficient features such as Energy Star appliances.

Located in an award-winning school district, Sharmon Palms Lane helps revitalize and improve the surrounding neighborhood.

In 1993, Sharmon Palms received a Maxwell Award of Excellence Honorable Mention from the Fannie Mae Foundation.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	2015 phased rehabilitation and renovation of 15 four-plex homes		
<b>Construction Type</b>	Wood frame 2-story walk-up		
<b>Site Area:</b>	1.81 acres total		
<b>Density:</b>	33.1 units / acre		
<b>Parking Ratio:</b>	1 : 1 - 60 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	1 BR	7	630
	2 BR	46	880
	3 BR	7	1050
	<b>TOTAL</b>	<b>60</b>	
<b>Amenities</b>	Courtyards; bicycle racks; artificial turf play area; laundry facilities		
<b>Services Offered</b>	Connections to community resources for youth and adult residents through third-party service providers		
<b>Resident Profile</b>	Families earning up to 60% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>• City of Campbell</li> <li>• County of Santa Clara</li> <li>• Union Bank</li> <li>• Wells Fargo</li> </ul>		
<b>Architect</b>	Dahlin Group Architecture Planning		
<b>Contractor</b>	L&D Construction, Inc.		

**Sharmon Palms Lane** | 967 Sharmon Palms Lane, Campbell, CA 95008

**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

