

TICE OAKS

SENIOR HOUSING
Walnut Creek, CA



Tice Oaks, a beautiful affordable housing community in Walnut Creek, provides garden-style rental homes for seniors. Built in 1981, MidPen Housing acquired the community in order to preserve affordability on a permanent basis for its residents. It also received renovations that improved the overall aesthetic of the community and enhanced the community rooms, common grounds, and other shared spaces.

With ground-level units grouped and arranged around a series of courtyards, Tice Oaks is ideal for senior living. It is located within one-quarter mile of shopping centers and has a bus stop at the community's



front door. The Jewish Community Center is located across the street and because Tice Oaks is close to Rossmoor, a large market-rate senior community, residents enjoy easy access to senior services and other facilities in the immediate area.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	Acquisition and rehabilitation of one- and two-story community		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	2.6 acres		
Density:	19 units / acre		
Parking Ratio:	0.5 : 1 – 45 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	91	585 - 835
	TOTAL	91	
Amenities	Courtyards and common areas; resident lounges and kitchens; laundry facilities; arts and crafts room; computer lab		
Services Offered	Healthcare assistance Weekly food program Wellness classes Computer training Connections to community resources		
Resident Profile	Seniors with incomes up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • HUD Section 8 subsidy • HOME • CDBG • Tax credits 		
Architect	Treffinger, Walz & MacLeod		
Contractor	Castle Construction (original) AHA (rehabilitation)		

Tice Oaks | 2150 Tice Valley Boulevard, Walnut Creek, CA 94595

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