

TIMBERWOOD

FAMILY HOUSING
San Jose, CA



MidPen Housing purchased **Timberwood**, formerly a market-rate complex, and restructured the terms in order to transform it into high-quality affordable rental housing for families near to public schools, shopping centers and public transportation.

The garden-style units are well designed and feature large walk-in closets, modern kitchens, newly painted walls and carpeted interiors. Common outdoor areas are landscaped with large, shady trees. Vibrant flowers line community pathways to barbeque and picnic areas.



Timberwood offers facilities for community gatherings, as well as a large, centrally located swimming pool, a recreation room and a computer lab. A community garden encourages residents to grow their own fruits, vegetables, and flowers. School-aged residents kindergarten to 6th grade may participate in onsite after school and summer programs.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	1990 acquisition and rehabilitation of 19 buildings with two-story garden apartments		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	10 acres		
Density:	28.6 units / acre		
Parking Ratio:	covered parking spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	84	400
	1 BR	164	500 - 600
	2 BR	38	800
	TOTAL	286	
Amenities	Courtyard; playground; swimming pool; computer center; services center; community room with kitchenette; onsite laundry facilities		
Services Offered	After school enrichment programs Computer training Health and wellness programs Farmer's Market Connection to community resources		
Resident Profile	Families earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • Union Bank • Housing Authority of Santa Clara County 		
Contractor	Branagh, Inc.		

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