

# HOMESTEAD PARK

FAMILY & SENIOR HOUSING  
Sunnyvale, CA



**Homestead Park** was Sunnyvale's first subsidized housing development and MidPen Housing's second new development. This affordable housing community for families consists of 211 apartments. To provide maximum open space on the ten acre site, some three-story buildings were used, and this feature was particularly praised by the City of Sunnyvale's Planning Director at the time who noted that more open space was provided at Homestead Park than was generally encountered in Sunnyvale. In 2001, MidPen completed a comprehensive rehabilitation of the complex as part of a refinancing arrangement with HUD. Another renovation was completed in 2014 with financing



financing from the City of Sunnyvale. The extensive rehabilitation involved both interior and exterior renovations. Some of these enhancements included: new siding, drought-tolerant landscaping, new kitchen and bathroom cabinetry, and energy-efficient features such as solar panels.

All apartments have private patios or decks. Homestead Park shares a community building with neighboring MidPen property, Moulton Plaza, which provides a community room with kitchen and a computer technology center. There are also laundry facilities, outdoor common areas, and extensive playgrounds and lawns.

MidPen Resident Services offers onsite social, educational, vocational, and health and wellness programs to all Homestead Park residents.

<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	1973 new construction and 2001/2014 rehabilitations of two- and three-story garden apartments and townhouses		
<b>Construction Type</b>	Wood frame with composition shingle roofs		
<b>Site Area:</b>	10 acres		
<b>Density:</b>	21 units / acre		
<b>Parking Ratio:</b>	1.1 : 1 – 222 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	Studio	20	510
	1 BR	20	655
	2 BR	96	840
	3 BR	65	1215
	4 BR	10	1335
<b>TOTAL</b>	<b>211</b>		
<b>Amenities</b>	Tot lots; outdoor common areas; community room with kitchen; computer center; on-site services; laundry facilities		
<b>Services Offered</b>	Social programs Computer training Health and wellness programs Afterschool tutoring Connection to community resources		
<b>Resident Profile</b>	Families earning up to 60% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>• HUD Section 8</li> <li>• CalHFA tax exempt bonds</li> <li>• City of Sunnyvale HOME</li> <li>• AEGON USA Realty Advisors, Inc. (tax credit investor)</li> </ul>		
<b>Architect</b>	HKIT Architects David Baker + Partners (rehabilitation)		
<b>Contractor</b>	L&D Construction		

**Homestead Park** | 1601 Tenaka Place, Sunnyvale, CA 94087

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