

# HILLSDALE TOWNHOUSES

FAMILY HOUSING

San Jose, CA



MidPen  
HOUSING



**Hillside Townhouses** was developed in response to the tremendous need for high-quality, affordable, workforce housing in San Jose. In 2007 MidPen Housing purchased the dilapidated site formerly known as the Hillside House Townhomes, which was operating as a market-rate apartment complex. The complex, however, was in such tremendous need of repairs that the rents were lower than average and many low-income people already lived at the property. MidPen was able to fully upgrade and renovate the complex while keeping rents at levels that existing tenants could still afford and maintaining the sense of community that had developed among residents.



<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management</b>	MidPen Property Management Corp.		
<b>Development Type</b>	2009 acquisition and rehabilitation		
<b>Construction Type</b>	Wood frame, 2-story townhouses		
<b>Site Area:</b>	1.836 acres		
<b>Density:</b>	26 units / acre		
<b>Parking Ratio:</b>	1.6 : 1 – 78 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Size Units (sf)</b>
	2 BR	33	1092
	3 BR	15	1139
	<b>TOTAL</b>	<b>48</b>	
<b>Amenities</b>	Computer center; swimming pool; laundry facilities		
<b>Services Offered</b>	<ul style="list-style-type: none"><li>• Financial capabilities classes</li><li>• Computer lab and assistance</li><li>• Connection to community resources</li></ul>		
<b>Resident Profile</b>	Families earning up to 30%, 50%, or 60% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"><li>• City of San Jose</li><li>• US Bank</li><li>• Union Bank of California</li></ul>		
<b>Architect</b>	LPMD		
<b>Contractor</b>	Midstate Construction		

The Hillside Townhouses property renovation completely transformed and modernized both the interior and exterior of the building which was originally built in 1965. A third bedroom was added to fifteen of the townhomes, adding a small amount of square-footage to each of these units and the former manager's unit was turned into a computer center to be enjoyed by all residents.

A key focus of the upgrade was energy efficiency. Insulation was added and the original windows were replaced with new, energy efficient windows and ENERGY STAR appliances and light fixtures were placed in each unit. Heating systems were upgraded and cooling systems – both air conditioning and ceiling fans – were added to each unit to enhance the livability of the homes. The renovation of the Hillside Townhouses increased the city's stock of affordable workforce housing in a way that enhances the surrounding area and ensures the livability and affordability for the long-term.

**Hillside Townhouses** | 1640 Hillside Avenue, San Jose, CA 95124

**For more information contact: MidPen Housing**

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