

SHARMON PALMS LANE

FAMILY HOUSING
Campbell, CA



Sharmon Palms Lane is a 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 became a single managed property after renovation. Prior to renovation, Sharmon Palms Lane 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.

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

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

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