

SUNSET CREEK

FAMILY HOUSING

Fairfield, CA



Ideally situated in the heart of Fairfield next to a large park and minutes from downtown and the Solano Town Center, **Sunset Creek** provides 76 affordable rental apartments for families. The community was originally developed by MidPen Housing in 1995, and in order to maintain quality and preserve affordability in the long run, Sunset Creek underwent a renovation from June 2018 to June 2019.

The scope of work for Sunset Creek included exterior cosmetic improvements, window replacement, updated flooring, and new kitchen and bathroom cabinets. Nearly all renovation work was completed while residents stayed in their homes; eight households were temporarily relocated to make those units ADA accessible. Additionally, Sunset Creek gained a community room with space for the After School Program, a services office, and laundry room, totalling 1,200 square-feet, which was constructed over a small portion of the parking lot. The new community room and learning space allows MidPen Services to provide expanded after school programming and adult classes.



Sunset Creek's two-story townhouses and apartment homes feature patios or balconies and have central heat and air conditioning. Other amenities include an onsite Head Start Center for early childhood education operated by Child Start, Inc., two playgrounds, covered parking, and a computer lab.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	Renovation of an affordable housing community originally developed in 1995		
Construction Type	Wood frame, concrete foundation		
Site Area:	3.8 acres		
Density:	20 units / acre		
Parking Ratio:	2.1 : 1 – 160 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	8	603
	2 BR	32	883 - 908
	3 BR	36	1063 - 1196
	TOTAL	76	
Amenities	Community room; computer lab; playgrounds; open courtyard; Head Start center, gated community, covered parking, BBQ area and laundry facilities		
Services Offered	Adult Services Programming: <ul style="list-style-type: none"> • Financial capabilities courses • Wellness programs • Social engagement Youth Services Programming: <ul style="list-style-type: none"> • Academically-based after school and summer programs • Career path engagement and college exploration • Leadership skills Connection to Community Resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of Fairfield • Fairfield Housing Authority • California Tax Credit Allocation Committee • California Debt Limit Allocation Committee • Bank of America 		
Architect	DAHLIN Group		
Contractor	Bullard, Inc.		

Sunset Creek | 840 E. Travis Boulevard, Fairfield, CA 94533

For more information contact: MidPen Housing

303 Vintage Park Drive, Suite 250 | Foster City, CA 94404 | Tel: 650.356.2900 | email: info@midpen-housing.org

