

WOODLANDS NEWELL

FAMILY HOUSING

East Palo Alto, CA



Woodlands Newell is a renovated affordable housing community for families in East Palo Alto. In 2013, two neighboring MidPen communities became one to more efficiently refinance and renovate them together. The former “Woodlands” was originally developed in 1989, and the former “Newell” was built in the late 1960s and acquired by MidPen in 1996. Woodlands Newell provides a range of bedroom types, including three- and four-bedroom apartments for large families which can be difficult to find in the rental market. In fall 2014, renovation completed and the two properties were renamed Woodlands Newell.



The extensive rehabilitation involved both interior and exterior renovations

and included full kitchen replacements with new appliances, cabinetry, and low-flow fixtures; full bathroom replacements with new exhaust fans, cabinetry, low-flow toilets and fixtures; new interior flooring; new wall vents for added and continuous ventilation to each home; new exterior siding and stucco; double-pane Low-E windows; seismic upgrades to the tuck under parking; drip irrigation system and drought tolerant landscaping; and energy-efficient and energy-saving features, including new indoor and outdoor lighting and solar hot water systems. The renovation not only improved the property’s energy-efficiency to allow for the reduction in residents’ utility costs, but also greatly improved its indoor air quality. Woodlands Newell’s community building was also completely rehabilitated, and now includes a kitchen, computer lab and management offices creating a multifunctional community space for gatherings and onsite services for residents to enjoy.

Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	2014 rehabilitation of a MidPen community on two neighboring properties		
Construction Type	Type V construction		
Site Area:	1.6 acres total		
Density:	30.1 units / acre		
Parking Ratio:	1.4 : 1 – 70 spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	6	394 - 465
	1 BR	16	715
	2 BR	11	786 - 880
	3 BR	8	991 - 1062
	4 BR	8	1217
	TOTAL	49	
Amenities	Community room with kitchen and computer lab; courtyard; onsite laundry room; gated community		
Services Offered	Vocational development Health and wellness programs Computer lab Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none">• County of San Mateo Department of Housing• Housing Authority of the County of San Mateo• U.S. Department of Housing and Urban Development• California Tax Credit Allocation Committee• California Debt Limit Allocation Committee• Citi Community Capital• Union Bank		
Architect	Dahlin Group Architecture Planning		
Contractor	Precision General Commercial Contractors, Inc.		
Contractor	Guzman Construction Group		

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