

# OAK GARDENS

## SUPPORTIVE HOUSING FOR VETERANS

Menlo Park, CA



Located on an infill site directly on the VA Palo Alto Healthcare System Campus in Menlo Park, **Oak Gardens** is a 100% permanent supportive housing community providing 62 homes (including 2 manager's units) for Veterans and their families. Of the 62 apartment homes, 55 will have a preference for households experiencing homelessness, and of the 55 apartments, six will be set aside for chronically homeless households.

Given its location on the VA Palo Alto Healthcare System Campus, Oak Gardens provides a unique opportunity to bridge health and housing. Residents will have direct access to services and programs offered by the VA, making this site ideal for this veteran community. Oak Gardens is surrounded by an abundance of amenities, including public transportation, neighborhood-serving retail and markets, open space and recreation.

Oak Gardens is made possible through the VA's Enhanced Use Lease Program (EUL) which allows the VA to lease out underutilized VA land for the purpose of developing supportive housing for Veterans.



<b>Developer</b>	MidPen Housing Corp.		
<b>Property Management and Resident Services</b>	MidPen Property Management Corp. MidPen Services		
<b>Development Type</b>	New Construction		
<b>Construction Type</b>	Type V		
<b>Site Area:</b>	2.14 acres		
<b>Density:</b>	28.97 units / acre		
<b>Parking Ratio:</b>	.95 : 1 – 59 spaces		
<b>Development Profile</b>	<b>Type</b>	<b>No.</b>	<b>Unit Size (sf)</b>
	1 BR	55	568
	2 BR	5	862
	3 BR	2	1,027
	<b>TOTAL</b>	<b>62</b>	
<b>Rent Range</b>			
			\$950 - \$1,647
			\$1,121 - \$1,958
			\$1,273 - \$2,239
<b>Amenities</b>	Community room with kitchen; outdoor community area; elevators; secured bicycle room; common area laundry rooms		
<b>Services Offered</b>	<ul style="list-style-type: none"> <li>•Service coordination</li> <li>•Case management</li> <li>•Independent living and life skills development including food preparation</li> <li>•Computer learning</li> <li>•Employment and preemployment preparation</li> <li>•Parent education</li> <li>•Benefits acquisition</li> <li>•Exercise and nutrition/health and wellness</li> <li>•ESL</li> <li>•Arts and Crafts</li> <li>•Financial Literacy and asset management</li> </ul>		
<b>Resident Profile</b>	Households earning between 30% – 50% of the Area Median Income		
<b>Funders</b>	<ul style="list-style-type: none"> <li>•City of Menlo Park</li> <li>•County of San Mateo</li> <li>•Housing Trust Silicon Valley</li> <li>•National Equity Fund, Inc. (NEF)</li> <li>•California Department of Housing and Community Development</li> <li>•First Citizens Bank</li> <li>•Local Initiatives Support Corporation (LISC)</li> <li>•Housing Authority of the County of San Mateo</li> <li>•Federal Home Loan Bank of San Francisco</li> <li>•California Tax Credit Allocation Committee</li> </ul>		
<b>Landowner</b>	U.S. Department of Veterans Affairs (VA)		
<b>Architect</b>	Van Meter Williams Pollack LLP		
<b>Contractor</b>	Guzman Construction Group		

**Oak Gardens** | 1 Eucalyptus Lane, Menlo Park, CA 94025

**For more information contact: MidPen Housing | [www.midpen-housing.org](http://www.midpen-housing.org)**

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