

# CARROLL INN

## STUDIO HOUSING

### SUNNYVALE, CA



**Carroll Inn** offers attractive, conveniently located mini-studios near employment, shopping, services, and public transportation. In 1991, MidPen was selected by the City of Sunnyvale to develop a single-room occupancy (SRO) community serving service workers, seniors, and individuals on fixed incomes. MidPen's proposal was chosen for its architectural design and affordable rental structure, supporting residents who earn an average of 19 percent of the area's median income.

Of the 122 units, 12 are fully accessible, while the remaining units can be adapted as needed. Each furnished unit includes a private bathroom, an efficiency kitchen, and utilities. Residents have access to shared lounges, full kitchens, laundry facilities, reading rooms, landscaped courtyards, and a computer lab with on-site services supporting resident needs.

The property underwent two major improvement projects completed in October 2025 and May 2026. The electrification project modernized building systems by installing new central water heat pump water heater and heat pump water heaters, new in-unit air conditioning as well as throughout common-area amenity rooms, new hot water recirculation piping and upgraded electrical infrastructure in laundry rooms, adding low-flow showerheads and sink aerators in every unit, and ADA-compliant accessibility enhancements to the communal bathroom. The interior rehabilitation project included new flooring throughout common areas, upgrades to common area kitchens and laundry facilities, the addition of security cameras, improvements to outdoor spaces for a community garden, and the installation of roof-mounted solar panels. Together, these upgrades enhanced energy efficiency, accessibility, sustainability, and resident comfort.

|                                                  |                                                                                                                                                                                                                                                               |     |                |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------------|
| <b>Developer</b>                                 | MidPen Housing Corp.                                                                                                                                                                                                                                          |     |                |
| <b>Property Management and Resident Services</b> | MidPen Property Management Corp.<br>MidPen Services                                                                                                                                                                                                           |     |                |
| <b>Development Type</b>                          | New construction: three-story studio apartment complex                                                                                                                                                                                                        |     |                |
| <b>Construction Type</b>                         | Wood frame with stucco and composition shingle roofs                                                                                                                                                                                                          |     |                |
| <b>Site Area:</b>                                | .815 acres                                                                                                                                                                                                                                                    |     |                |
| <b>Density:</b>                                  | 148.5 units / acre                                                                                                                                                                                                                                            |     |                |
| <b>Parking Ratio:</b>                            | 3 : 1 – 34 spaces                                                                                                                                                                                                                                             |     |                |
| <b>Development Profile</b>                       | Type                                                                                                                                                                                                                                                          | No. | Unit Size (sf) |
|                                                  | Studio                                                                                                                                                                                                                                                        | 121 | 165 - 355      |
|                                                  | Mgr. Unit                                                                                                                                                                                                                                                     | 1   |                |
|                                                  | TOTAL                                                                                                                                                                                                                                                         | 122 |                |
| <b>Amenities</b>                                 | Resident lounges and full kitchen on each floor; laundry facilities                                                                                                                                                                                           |     |                |
| <b>Services Offered</b>                          | Social programs<br>Connection to community resources                                                                                                                                                                                                          |     |                |
| <b>Resident Profile</b>                          | Individuals earning an average of 19% of the Area Median Income                                                                                                                                                                                               |     |                |
| <b>Original Funders</b>                          | <ul style="list-style-type: none"> <li>• Intel Corporation</li> <li>• SAMCO</li> <li>• California Department of Housing and Community Development</li> <li>• Santa Clara County CDBG</li> <li>• Mercy Housing/LIMAC</li> </ul>                                |     |                |
| <b>Original Architect</b>                        | HKIT Architects                                                                                                                                                                                                                                               |     |                |
| <b>Original Contractor</b>                       | Segue Construction                                                                                                                                                                                                                                            |     |                |
| <b>Rehab Funders</b>                             | <ul style="list-style-type: none"> <li>• City of Sunnyvale</li> <li>• Silicon Valley Clean Energy</li> <li>• Bay Area Regional Energy Network</li> <li>• Low-Income Weatherization Program</li> <li>• Energy Smart Homes</li> <li>• MidPen Housing</li> </ul> |     |                |
| <b>Rehab Architect</b>                           | DAHLIN Group                                                                                                                                                                                                                                                  |     |                |
| <b>Rehab Contractor</b>                          | ASG Builders                                                                                                                                                                                                                                                  |     |                |

**Carroll Inn** | 174 Carroll Street, Sunnyvale, CA 94086

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

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