

ARBOR PARK

FAMILY HOUSING
San Jose, CA



Arbor Park, located in eastern San Jose, was built in 2001 by Community Home Builders, a non-profit affordable housing developer. In 2003, MidPen Housing Corporation purchased the general partner interest in Arbor Park from Community Home Builders in order to preserve its affordable status into the future.

Arbor Park consists of 75 units of spacious one-, two-, and three-bedroom family apartments. Each unit has all major appliances including a dishwasher, garbage disposal, cable TV and a modem line for Internet access. Property amenities include a childcare center, two tot lot play areas and a landscaped courtyard with a community patio and gas barbecues.



Developer	Community Home Builders		
Property Management	MidPen Property Management		
Development Type	2003 acquisition of general partner interest		
Construction Type	Three-story wood frame with stucco siding and asphalt shingle roof		
Site Area:	3.4 acres		
Density:	22 units / acre		
Parking Ratio:	1.84 : 1 – 138 spaces		
Development Profile	Type	No.	Size Units (sf)
	1 BR	12	722
	2 BR	40	895 - 977
	3 BR	23	1201
	TOTAL	75	
Amenities	Courtyards; community room; laundry facilities; computer center; child care center; two playgrounds; outdoor community space		
Services Offered	Health and wellness programs Social programs ESL classes Computer training Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> •Wells Fargo •City of San Jose •CalFed Bank •Federal Home Loan Bank 		
Architect	James Guthrie & Associates		
Contractor	L & D Construction Co., Inc.		

Arbor Park is located close to shopping, jobs and transit in a fast-growing area of the city. It is also near the Mexican Heritage Plaza cultural center and Alum Rock Park, an open space natural preserve with hiking trails.

