Woodlands Newell is a newly 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- to four-bedroom homes 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. Some of these enhancements included: new interior flooring, cabinetry, and bathroom fixtures; new exterior siding and stucco; double-pane windows; seismic upgrades to the tuck under parking; and energy-efficient features such as a solar hot water system. The renovation not only improved the property’s energy-efficiency to allow for the reduction in residents’ utility costs, but also improved indoor air quality.

Woodlands Newell’s community building was also completely rehabilitated, and now includes a kitchen, computer lab, management offices, and an After School Program classroom. Residents now enjoy a multifunctional community space for gatherings and onsite services.