

COUNTRY HILLS

FAMILY HOUSING
San Jose, CA



Originally built in 1974, MidPen acquired **Country Hills** in 1991, converting it from market-rate to mixed-income housing. A rehabilitation of the community in 2002 included new plumbing, kitchen and bathroom renovations, new windows, outdoor siding, and re-landscaping the outdoor areas. All of this was accomplished without relocating any of the residents and the project finished under budget. The savings were used to implement upgrades consistent with the Americans with Disabilities Act and create a new computer center for use by residents.



On sunny weekend afternoons, residents enjoy the outdoor swimming pool and patio area. There are also grassy play areas and a playground for children.

MidPen Resident Services provides an onsite service coordinator who arranges enrichment activities such as disaster preparedness workshops, ESL classes, computer education and family wellness classes, available to all residents.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	1991 Acquisition and 2002 rehabilitation of 152 two-story garden apartments built in 1974		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	5.4 acres		
Density:	28.1 units / acre		
Parking Ratio:	1.5 : 1 – 231 spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	40	410
	1 BR	64	540 - 800
	2 BR	48	850
	TOTAL	152	
Amenities	Children's playground; swimming pool; patio area; laundry facilities		
Services Offered	<ul style="list-style-type: none"> Social programs ESL classes Computer training Disaster preparedness workshops Health and wellness programs Connection to community resources 		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> City of San Jose Redevelopment Agency CalHFA 		
Architect	David Baker + Partners		
Contractor	Precision General Commercial Contractors		

