



# Country Hills

San Jose, CA

Family Housing

Mid-Peninsula Housing Coalition (MPHC) acquired and rehabilitated Country Hills apartments in 1991 in order to convert it from market-rate to mixed-income housing. The property has 152 residential units housed in 10 two-story buildings. In addition to the affordable housing units, Country Hills offers two laundry rooms, a swimming pool and on-site security.



In 2001, after 10 years of successful operations, MPHC took advantage of low interest rates to refinance \$9.4 million of debt on Country Hills. The resulting savings were used to fund a \$2.9 million rehabilitation of the property. Completed in 2002, the rehabilitation included re-plumbing units, installing windows, renovating kitchens and baths, replacing siding and installing new landscaping. All of this was accomplished without relocating any of the residents and the project finished under budget. The savings were used to implement Americans with Disabilities Act upgrades, improve security and create a new computer center.

Mid-Peninsula Housing Services Corporation (MPHSC) provides an on-site service coordinator who arranges resident enrichment activities such as disaster preparedness workshops, ESL classes, computer education and family wellness classes free of charge.



#### Developer

Mid-Peninsula Housing Coalition

#### Property Management

Mid-Peninsula Housing Management Corporation

#### Development Type

1991 Acquisition and rehabilitation (also 2002) of 152 two-story garden apartments

#### 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/Units	Size (sf)
Studio	40	410
1 BR	63	540-800
2 BR	49	850
TOTAL	152	

#### Amenities

Play area; tot lot; swimming pool; laundry facilities

#### Resident Profile

Families earning up to 70% of area median income

#### Funders

- San Jose Redevelopment Agency
- CalHFA

#### Architect

David Baker & Associates - rehabilitation

#### Contractor

Precision General Commercial Contractors

#### For more information, contact:

Mid-Peninsula Housing Coalition  
303 Vintage Park Drive, Suite 250  
Foster City, CA 94404

Tel: [650] 356-2900

Fax: [650] 357-9766

E-mail: [midpen@midpen-housing.org](mailto:midpen@midpen-housing.org)