

OPEN DOORS

FAMILY HOUSING
Los Gatos, CA



Open Doors was the first affordable rental housing community for low-income families in the affluent town of Los Gatos. MidPen Housing obtained the land in 1991 through an exchange with the parent company of the Community Hospital of Los Gatos-Saratoga. Rental preference was given to families who live and/or work in Los Gatos, and when it opened in 1993, one-third of the residents were employed at the hospital. The development was sponsored by West Valley Open Doors, a local non-profit housing advocacy organization, with the goal of creating a model of affordable housing for the West Valley area.



Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	1993 new construction: two- and three-story garden apartments and townhouses		
Construction Type	Wood frame with composition shingle roofs		
Site Area:	3.37 acres		
Density:	19 units / acre		
Parking Ratio:	1.8 : 1 – 134 spaces		
Development Profile	Type	No.	Size Units (sf)
	2 BR	34	827 - 905
	3 BR	28	1091 - 1138
	4 BR	2	1311
	TOTAL	64	
Amenities	Courtyard; playground; community room; computer center		
Services Offered	Job readiness programs Afterschool programs Financial literacy courses Computer training Art classes Connection to community resources		
Resident Profile	Families earning up to 60% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • Edison Capital • State HCD Funds • County of Santa Clara • City of Los Gatos • West Valley Open Doors • Wells Fargo • Local Initiative Support Corp. 		
Architect	Hooper Olmsted Hrovat		
Contractor	Segue Construction		

Open Doors offers 64 apartments and townhomes in two- and three-story building designed to resemble single-family homes. The pinwheel design around a central green also helps to create a sense of community. There are 34 two-bedroom, 28 three-bedroom, and two four-bedroom units, a playground and a community center offering computer education classes and art classes. Open Doors received a Gold Nugget Award of Merit for Best Affordable Housing at the Pacific Coast Builders Conference.

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