

DONNER LOFTS

WORKFORCE EFFICIENCY HOUSING
San Jose, CA



Donner Lofts is a mixed-use development that combines workforce efficiency studios and 1-bedroom apartments with ground-floor commercial retail space in downtown San Jose. Twenty units are reserved for the formerly homeless who receive extensive supportive services. Donner Lofts started construction in late 2014 and welcomed residents in summer 2016.

Located on the site of the former Donner-Houghton estate, a City Landmark until its demolition after a fire in 2007, the community is named in honor of Eliza Donner, a surviving member of the Donner Party. Living up to its namesake, Donner Lofts transforms a blighted corner lot near City Hall into high-quality housing



and retail shops that enhances the neighborhood. The community's well-appointed apartments provides stable homes that are affordable to its residents – many of whom hold jobs that are critically important to a thriving downtown community. Donner Lofts achieved LEED Gold certification by the U.S. Green Building Council. It is the winner of a Structures Award for Best Affordable Residential Project from the Silicon Valley Business Journal.

Residents of Donner Lofts receive a full suite of on site amenities as well as robust services and programs, coordinated by MidPen Services in collaboration with the Santa Clara County Department of Behavioral Health Services. Donner Lofts meets downtown San Jose's need for small-unit affordable housing, along with the overwhelming need for permanent supportive housing for homeless individuals.

Developer	MidPen Housing Corp.		
Property Management	MidPen Property Management Corp.		
Development Type	New construction: five-story transit-oriented, mixed-use, infill development above podium parking and retail		
Construction Type	Type I podium, Type III wood frame		
Site Area:	.43 acres		
Density:	233 units / acre		
Parking Ratio:	.5 : 1 – 52 spaces		
Development Profile	Type	No.	Size Units (sf)
	Studio	92	379 - 499
	1 BR	9	504 - 584
	2 BR *	1	1037
	TOTAL	102	
	* manager's unit		
Amenities	Common areas including: laundry room; community room; computer lab; exercise room		
Services Offered	Financial literacy courses Vocational development Health and wellness programs Computer lab and assistance Connection to community resources		
Resident Profile	Individuals earning up to 50% of the Area Median Income		
Funders	<ul style="list-style-type: none"> • City of San Jose • Housing Authority of the County of Santa Clara • Santa Clara County Department of Behavioral Health Services • California Department of Housing and Community Development • CalHFA • Federal Home Loan Bank of San Francisco • California Tax Credit Allocation Committee • Bank of America Merrill Lynch 		
Architect	HKIT Architects		
Contractor	Devcon Construction, Inc.		

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