

IMMANUEL-SOBRATO COMMUNITY

SUPPORTIVE HOUSING

San José, CA



As the result of an innovative collaboration with faith-based and private business sector partners, **Immanuel-Sobrato Community** responds to the need for housing for chronically unhoused individuals by providing 108 new affordable apartment homes and supportive, wrap-around case management services in the Rose Glen neighborhood of San José.

In early 2018, Immanuel Evangelical Lutheran Church (IELC) of San José and its congregation approached MidPen about a partnership to build affordable housing on the northern portion of their underutilized campus, with the goals of revitalizing the physical condition of the property and reinvigorating the spiritual mission of the Church and its community service efforts. Two years after these initial conversations, the



community was entitled utilizing a streamlined ministerial approval process under California Senate Bill 35. Construction on Immanuel-Sobrato Community began summer 2021 and welcomed residents summer 2023.

Resident amenities include a community room with kitchen, fitness room, office spaces for property management, resident services, laundry facilities, and a private outdoor recreation area.

Developer	MidPen Housing Corp.		
Property Management Resident Services	MidPen Property Management Corp. MidPen Services		
Development Type	New Housing for 100% Chronically Homeless populations		
Construction Type	Type V over Type 1		
Site Area:	.72 acres		
Density:	150 units / acre		
Parking Ratio:	.33 : 1 – 36 spaces		
Development Profile	Type	No.	Unit Size (sf)
	Studio	106	350
	2 BR manager units	2	917
	TOTAL	108	
Amenities	Secured lobby; supportive services suites and offices; podium level courtyard with outdoor seating; community room with kitchen; exercise room		
Services Offered	<ul style="list-style-type: none"> • Primary direct case management services provided for by the County of Santa Clara through an approved County-contracted service provider • Additional onsite coordination and support service from MidPen Resident Services 		
Resident Profile	100% formerly chronically unhoused individuals referred directly from County of Santa Clara's coordinated entry system		
Funders	<ul style="list-style-type: none"> • John A. and Susan Sobrato • City of San José • County of Santa Clara • Santa Clara County Housing Authority • Destination: HOME • Silicon Valley Bank • National Equity Fund, Inc. • California Community Reinvestment Corp. • Federal Home Loan Bank San Francisco • California Tax Credit Allocation Committee • California Debt Limit Allocation Committee 		
Architect	HKIT Architects		
Contractor	Blach Construction Company		

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