

This list represents potential and pending affordable housing developments in Santa Rosa, CA with local contribution amounts. This list is provided for information only and is updated monthly.

Completed Within Last 24 Months												
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Development Cost	Project Based Vouchers	Completion Date	Notes	
1 Sage Commons	80 College Ave	NW	Danco Communities	54	Rental	Homeless	\$0	\$22,664,674	8	3/11/2022	Density Bonus Agreement with City	
2 Dutton Flats	206, 208, 214 West 3rd St	NW	Phoenix Development	41	Rental	None	\$3,100,000	\$21,739,618		10/20/2021	Density Bonus Agreement with City	
3 Lantana Place Homes	Various Addresses	SW	BHDC	48	Ownership	None	\$5,778,703	\$26,261,070		8/31/2021	Silent Second loan homeownership programs	
				143			\$8,878,703	\$70,665,362	8			

Funded and Under Construction												
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status	
1 Orchard Commons (Boyd Street)	811 Boyd St	SW	Danco Communities	46	Rental	None	\$200,000	\$22,183,544	0	11/30/2022	Under construction - Drywall	
2 Linda Tunis Senior Apt.	600 Acacia Ln	NE	PEP	26	Rental	Seniors (100%)	\$2,880,340	\$9,485,205	13	12/31/2022	Under construction - Site work, cabinetry, landscaping **Possible early completion**	
3 Caritas Homes Phase I	340 7th St	Downtown	BHDC/Catholic Charities	64	Rental	Homeless (48%)	\$8,945,657	\$43,694,050	30	7/31/2023	Under construction - Concrete piers and flat work	
4 3575 Mendocino Phase I	3575 Mendocino Ave	NE	BHDC / Related CA	94	Rental	Seniors (100%)	\$11,917,110	\$61,258,307	17	12/31/2023	Under construction - Window installation **Possible early completion**	
5 Acme Apts	1885 Sebastopol Rd	SW	Milestone Housing	77	Rental	None	\$0	\$36,819,625	0	8/15/2023	Under construction - Fireline underground (Density Bonus)	
6 3575 Mendocino Phase II	3575 Mendocino Ave	NE	BHDC / Related CA	38	Rental	Seniors (100%)	\$1,560,000	\$31,148,808	13	12/31/2023	Under construction - Underground utilities	
7 Mahonia Glen (One Calistoga)	5173 Hwy 12	NE	MidPen	99	Rental	Farmworkers (44%)	\$4,900,000	\$72,500,000	0	6/14/2024	Under construction - Site work	
				444			\$30,403,107	\$277,089,539	73			

Fully Funded Projects - Awaiting Permits or Financing Closing												
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status	
1 The Cannery at Railroad Square	3 West 3rd St	Downtown	John Stewart and Co.	129	Rental	Homeless (25%)	\$10,750,000	\$96,000,000	33	6/29/2025	Building permits approved **Possible early completion**	
2 Stony Point Flats	2268 Stony Point Rd	SW	Integrity Housing	50	Rental	Homeless (10%)	\$1,200,000	\$22,047,483		9/30/2023	Awaiting financing closing	
				179			\$11,950,000	\$118,047,483	33			

Awaiting Additional Funding or Permits												
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status	
1 Casa Roseland	883 & 665 Sebastopol Rd	SW	MidPen	75	Rental	None	\$0	\$73,581,547	0	5/31/2024	Tentative map approved - June 2019	
2 Burbank Avenue Apts	1780 Burbank Ave	SW	Waterstone Residential/BHDC	64	Rental	None	\$9,684,325	\$37,951,136	16	10/31/2024	1st Round Plan Check Submittal on 9/26/22	
3 Hearn Veterans Village	2149 West Hearn Ave	SW	Community Housing	32	Rental	Homeless Veterans (100%)	\$695,000	\$13,735,093	0	8/30/2024	Tentative map approved - Mar 2022	
4 Bennett Valley Apts	702 Bennett Valley Rd	SE	Freebird Development Co.	62	Rental	Homeless (51%)	\$5,800,000	\$40,060,604	30	12/31/2024	SB 35 approval - Construction to start April 2023	
5 Caritas Homes Phase II	360 7th St	Downtown	BHDC/Catholic Charities	64	Rental	Homeless	\$0	\$47,000,000	0	3/1/2026	Master Plan approved - March 2020	
6 Ponderosa Village	250 Roseland Ave	SW	Danco	50	Rental	None	\$0	\$28,332,729	0	12/31/2025	SB-35 approval	
7 3575 Mendocino Phase III	3575 Mendocino Ave	NE	BHDC / Related CA	30	Rental	Seniors (100%)	\$0	\$31,148,808	13		Fully entitled,collecting funding	
				377			\$16,179,325	\$271,809,917	59			

Development Concepts												
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status	
1 Ridley Avenue Family Apts	1801 Ridley Ave	NW	Milestone Housing	50	Rental	None	\$0	\$22,500,000	0		Planning permits under review	
				457			\$16,179,325	\$325,458,725	72			

Funded Acquisition, Preservation and/or Rehabilitation												
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Development Cost	Project Based Vouchers	Type of Need	Construction/Permit Status	
1 Vigil Light Senior Apts	1945 Long Drive	NE	PEP Housing	49	Rental	Seniors (100%)	\$2,220,000	\$25,397,626	0	Rehabilitation	Completed NEPA, Awaiting financing closing	
2 Parkwood Apts	6899 Montecito Blvd	NE	BHDC	52	Rental	None	\$3,150,000	\$18,482,422	21	Rehabilitation	Carport repair permit issued - Mar 2022	
				101			\$5,370,000	\$43,880,048	0			

GRAND TOTAL				1,701			\$88,960,460	\$1,106,951,074	245		
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