

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	Other Funding Sources	Development Cost	Project Based Vouchers	Completion Date	Notes	
1 Linda Tunis Senior Apt.	600 Acacia Ln	NE	PEP	26	Rental	Seniors (100%)	\$2,880,340	Grants, HTSV	\$9,485,205	13	10/19/2022	Received Temporary Occupancy 10/19/22 Density Bonus Agreement with City	
2 Sage Commons	80 College Ave	NW	Danco Communities	54	Rental	Homeless	\$0	NPLH	\$22,664,674	8	3/11/2022	Density Bonus Agreement with City – 8 affordable units	
3 Dutton Flats	206, 208, 214 West 3rd St	NW	Phoenix Development	41	Rental	None	\$3,100,000	Unknown	\$21,739,618	0	10/20/2021	Density Bonus Agreement with City	
4 Lantana Place Homes	Various Addresses	SW	BHDC	48	Ownership	None	\$5,778,703	Grants, Various County Funding	\$26,261,070	0	8/31/2021	Silent Second loan homeownership programs	
				169			\$11,759,043		\$80,150,567	21			

Funded and Under Construction													
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Other Funding Sources	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	Tax Credits	\$22,183,544	0	12/15/2022	Under construction - Drywall	
2 Caritas Homes Phase I	340 7th St	Downtown	BHDC/Catholic Charities	64	Rental	Homeless (48%)	\$8,945,657	Tax Credits	\$43,694,050	30	7/31/2023	Under construction - Concrete piers and flat work	
3 3575 Mendocino Phase I	3575 Mendocino Ave	NE	BHDC / Related CA	94	Rental	Seniors (100%)	\$11,917,110	Tax Credits	\$61,258,307	17	12/31/2023	Under construction - Window installation **Possible early completion**	
4 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 Agreement only – 21 affordable units	
5 3575 Mendocino Phase II	3575 Mendocino Ave	NE	BHDC / Related CA	38	Rental	Seniors (100%)	\$1,560,000	Tax Credits	\$31,148,808	13	12/31/2023	Under construction - Underground utilities	
6 Mahonia Glen (One Calistoga)	5173 Hwy 12	NE	MidPen	99	Rental	Farmworkers (44%)	\$4,900,000	State Accelerator Funds, JSFWH	\$72,500,000	0	6/14/2024	Under construction - Site work	
7 Kawana Springs Apts.	450 - 500 Kawana Springs Rd	SE	Integrated Community Development	151	Rental	None	\$0	unknown	unknown	0	unknown	Under Construction - Site work Density Bonus Agreement only – 33 affordable units	
8 Santa Rosa Avenue Apts.	2905 Santa Rosa Ave	SE	Integrated Community Development	154	Rental	None	\$0	unknown	unknown	0	unknown	Under Construction - Site work Density Bonus Agreement only – 35 affordable units	
9 The Cannery at Railroad Square	3 West 3rd St	Downtown	John Stewart and Co.	129	Rental	Homeless (25%)	\$10,750,000	State Accelerator Funds, IIG	\$95,153,551	33	6/29/2025	Building permits approved **Possible early completion**	
10 Stony Point Flats	2268 Stony Point Rd	SW	Integrity Housing	50	Rental	Homeless (10%)	\$1,200,000	Tax Credits	\$22,047,483	0	9/30/2023	Under construction - site work	
11 Stony Oaks Apts.	2542 Old Stony Point Rd	SW	Stony Oaks	142	Rental	None	\$0	unknown	unknown	0	unknown	Under construction - Dry utility Density Bonus Agreement only – 15 affordable units	
12 Aviara Apts	1385 West College Ave	NW	MM Aviara	136	Rental	None	\$0	unknown	unknown	0	unknown	Under construction - storm water Density Bonus Agreement only –21 affordable units	
				1180			\$39,472,767		\$384,805,368	93			

Fully Funded Projects - Awaiting Permits or Financing Closing													
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status	
1 Residences at Taylor Mountain	2880 Franz Kafka Ave	SE	Kawana Meadows Development	93	Rental	None	\$0	unknown	unknown	0	unknown	Entitlement Stage Density Bonus Agreement only – 19 affordable units	
				93			\$0			0			

Awaiting Additional Funding or Permits													
Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status	
1 Casa Roseland	883 & 665 Sebastopol Rd	SW	MidPen	75	Rental	None	\$0	AHSC, REDHF, IIG	\$73,581,547	0	5/31/2024	Tentative map approved - June 2019 Density Bonus Agreement only – 28 affordable units	
2 Burbank Avenue Apts	1780 Burbank Ave	SW	Waterstone Residential/BHDC	64	Rental	None	\$9,684,325	TBD	\$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	TBD	\$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	MHP, REDHF, HHC, possible TCAC & IIG	\$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	TBD	\$47,000,000	0	3/1/2026	Master Plan approved - March 2020	
6 Ponderosa Village	250 Roseland Ave	SW	Danco	50	Rental	None	\$0	TBD	\$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	TBD	\$25,881,290	13	unknown	Fully entitled, collecting funding	
				377			\$16,179,325	0	\$266,542,399	59			

Development Concepts													
	Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Other Funding Sources	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	TBD	\$22,500,000	0	Unknown	Planning permits under review
					457			\$16,179,325		\$314,923,689	72		

Funded Acquisition, Preservation and/or Rehabilitation													
	Project Name	Address	Quadrant	Developer	# of Units	Ownership or Rental	Targeted Demographic	Local Contribution	Other Funding Sources	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	TBD	\$25,397,626	0	Rehabilitation	Completed NEPA. Awaiting financing closing
2	Parkwood Apts	6899 Montecito Blvd	NE	BHDC	52	Rental	None	\$3,150,000	TBD	\$18,482,422	21	Rehabilitation	Carport repair permit issued - Mar 2022
					101			\$5,370,000		\$43,880,048	0		
GRAND TOTAL					2,470			\$88,960,460		\$1,090,302,071	245		

L:\Trust\Pending Development

Updated Through November 2022