

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	Ownership or Rental	# of Units	# of Affordable Units	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Completion Date	Notes
1 Orchard Commons (Boyd Street)	811 Boyd St	SW	Danco Communities	Rental	46	45	None	\$200,000	Tax Credits	\$22,183,544	0	12/31/2022	Leasing up Temporary Occupancy 12/29/22 Received
2 Linda Tunis Senior Apt.	600 Acacia Ln	NE	PEP	Rental	26	25	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
3 Sage Commons	80 College Ave	NW	Danco Communities	Rental	54	8	Homeless	\$0	NPLH	\$22,664,674	8	3/11/2022	Density Bonus Agreement with City – 8 affordable units
4 Dutton Flats	206, 208, 214 West 3rd St	NW	Phoenix Development	Rental	41	40	None	\$3,100,000	Unknown	\$21,739,618	0	10/20/2021	Density Bonus Agreement with City
5 Lantana Place Homes	Various Addresses	SW	BHDC	Ownership	48	48	None	\$5,778,703	Grants, Various County Funding	\$26,261,070	0	8/31/2021	Silent Second loan homeownership programs
					169	121		\$11,759,043		\$80,150,567	21		

Funded and Under Construction													
Project Name	Address	Quadrant	Developer	Ownership or Rental	# of Units	# of Affordable Units	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1 Caritas Homes Phase I	340 7th St	Downtown	BHDC/Catholic Charities	Rental	64	63	Homeless (48%)	\$8,945,657	Tax Credits	\$43,694,050	30	7/31/2023	Under construction - Roofing Complete, Framing ongoing
2 Acme Apts	1885 Sebastopol Rd	SW	Milestone Housing	Rental	77	76	None	\$0		\$36,819,625	0	8/15/2023	Under construction - Fireline underground Density Bonus Agreement only – 21 affordable units
3 Stony Point Flats	2268 Stony Point Rd	SW	Integrity Housing	Rental	50	49	Homeless (10%)	\$1,200,000	Tax Credits	\$22,047,483	0	9/30/2023	Under construction - site work
4 3575 Mendocino Phase I	3575 Mendocino Ave	NE	BHDC / Related CA	Rental	94	93	Seniors (100%)	\$11,917,110	Tax Credits	\$61,258,307	17	12/31/2023	Under construction - Courtyard site utility **Possible early completion**
5 3575 Mendocino Phase II	3575 Mendocino Ave	NE	BHDC / Related CA	Rental	38	37	Seniors (100%)	\$1,560,000	Tax Credits	\$31,148,808	13	12/31/2023	Under construction - Painting, Tape/Texture
6 Berto Place	2900 & 2934 McBride LN	NW	Berto Trust	Rental	14	1	None	\$0	unknown	unknown		3/1/2023	Under construction Density Bonus Agreement only - 1affordable unit
7 Mahonia Glen (One Calistoga)	5173 Hwy 12	NE	MidPen	Rental	99	98	Farmworkers (44%)	\$4,900,000	State Accelerator Funds, JSFWH	\$72,500,000	0	6/14/2024	Under construction - Site work
8 The Cannery at Railroad Square	3 West 3rd St	Downtown	John Stewart and Co.	Rental	129	128	Homeless (25%)	\$10,750,000	State Accelerator Funds, IIG	\$95,153,551	33	6/29/2025	Under Construction-Site Work
9 Kawana Springs Apts.	450 - 500 Kawana Springs Rd	SE	Integrated Community Development	Rental	151	33	None	\$0	unknown	unknown	0	unknown	Under Construction - Site work Density Bonus Agreement only – 33 affordable units
10 Santa Rosa Avenue Apts.	2905 Santa Rosa Ave	SE	Integrated Community Development	Rental	154	35	None	\$0	unknown	unknown	0	unknown	Under Construction - Site work Density Bonus Agreement only – 35 affordable units
11 Stony Oaks Apts.	2542 Old Stony Point Rd	SW	Stony Oaks	Rental	142	15	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	Rental	136	21	None	\$0	unknown	unknown	0	unknown	Under construction - storm water Density Bonus Agreement only –21 affordable units
					1148	649		\$39,272,767		\$362,621,824	93		

Fully Funded Projects - Awaiting Permits or Financing Closing													
Project Name	Address	Quadrant	Developer	Ownership or Rental	# of Units	# of Affordable Units	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
1 Bennett Valley Apts	702 Bennett Valley Rd	SE	Freebird Development Co.	Rental	62	61	Homeless (51%)	\$5,800,000	MHP, REDHF, HHC, possible TCAC & IIG	\$40,060,604	30	12/31/2024	Fully Funded and Entitled approval - Construction to start April 2023 SB 35
2 Residences at Taylor Mountain	2880 Franz Kafka Ave	SE	Kawana Meadows Development	Rental	93	19	None	\$0	unknown	unknown	0	unknown	Entitlement Stage Density Bonus Agreement only – 19 affordable units
3 Ridley Avenue Family Apts	1801 Ridley Ave	NW	Milestone Housing	Rental	50	49	None	\$0	TBD	\$22,500,000	0	Unknown	Fully Funded and Entitled
					205	129		\$5,800,000.00		\$62,560,604.00	30		

Awaiting Additional Funding or Permits													
Project Name	Address	Quadrant	Developer	Ownership or Rental	# of Units	# of Affordable Units	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	Rental	75	28	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 Hearn Veterans Village	2149 West Hearn Ave	SW	Community Housing	Rental	32	31	Homeless Veterans (100%)	\$695,000	TBD	\$13,735,093	0	8/30/2024	Tentative map approved - Mar 2022
3 Burbank Avenue Apts	1780 Burbank Ave	SW	Residential/BHDC	Rental	64	63	None	\$9,684,325	TBD	\$37,951,136	16	10/31/2024	1st Round Plan Check Submittal on 9/26/22
4 3575 Mendocino Phase III	3575 Mendocino Ave	NE	BHDC / Related CA	Rental	30	30	Seniors (100%)	\$0	TBD	\$25,881,290	0	6/1/2025	Fully entitled, collecting funding
5 Ponderosa Village	250 Roseland Ave	SW	Danco	Rental	50	49	None	\$0	TBD	\$28,332,729	0	12/31/2025	SB-35 approval
6 Caritas Homes Phase II	360 7th St	Downtown	BHDC/Catholic Charities	Rental	64	63	Homeless	\$0	TBD	\$47,000,000	0	3/1/2026	Master Plan approved - March 2020
					315	264		\$10,379,325		\$226,481,795	16		

Development Concepts													
Project Name	Address	Quadrant	Developer	Ownership or Rental	# of Units	# of Affordable Units	Targeted Demographic	Local Contribution	Other Funding Sources	Development Cost	Project Based Vouchers	Est. Completion Date	Construction/Permit Status
					459			\$10,379,325		\$327,695,814	16		
Funded Acquisition, Preservation and/or Rehabilitation													
Project Name	Address	Quadrant	Developer	Ownership or Rental	# of Units	# of Affordable Units	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	Rental	49	48	Seniors (100%)	\$2,220,000	TBD	\$25,397,626	0	Rehabilitation	Completed NEPA, Awaiting financing closing
2 Parkwood Apts	6899 Montecito Blvd	NE	BHDC	Rental	55	51	None	\$3,150,000	TBD	\$18,482,422	21	Rehabilitation	Carport repair permit issued - Mar 2022
					104			\$5,370,000		\$43,880,048	0		
GRAND TOTAL					2,319	1,156		\$77,160,460		\$1,080,890,652	176		

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Updated Though February 2023